

CITY PLANS PANEL

THURSDAY, 7TH NOVEMBER, 2024

PRESENT: Councillor J Heselwood in the Chair

Councillors C Campbell, B Anderson,
P Carlill, D Cohen, K Dye, R Finnigan,
A Khan, A Maloney, J Garvani and R Jones

SITE VISIT

The following councillors were present for the first site visit at Wellington Place:

Cllrs Garvani, Campbell and Anderson

The following councillors were present at the second site visit at The Headrow:

Cllrs Garvani, Campbell, Anderson, Heselwood and Dye.

17 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

18 Exempt Information - Possible Exclusion of Press and Public

There were no exempt items.

19 Late Items

There were no late items.

20 Declaration of Interests

No declarations of interests were made at the meeting.

21 Apologies for Absence

It was noted that Cllr Jones was in attendance at the meeting as substitute for Cllr Brooks.

22 Minutes - 10 October 2024

RESOLVED – That the minutes of the meeting held on 10th October 2024, be approved as a correct record.

23 Application 22-07525-FU - 42 The Headrow, Leeds, LS1 8HZ

The report of the Chief Planning Officer set out an application seeking planning permission for a change of use with exception of the ground floor retail units, to co-living (sui generis) and associated external alterations, at 42 The Headrow, Leeds LS1 8HZ. The report recommended to the Panel that the matter be deferred and delegated to the Chief Planning Officer for approval, subject to the specified conditions set out in Appendix 2 (and any amendment

to these and addition of others which he might consider appropriate) and the completion of a Section 106 agreement as set out in the submitted report.

The application was brought to the City Plans Panel following consultation with the Chair due to its significance as a new residential model for Leeds.

The pre-application proposals had been presented to the City Plans Panel on 14th July 2022. In general, the Members had been supportive of the re-use of the building but had requested more information before they could support the principle of co-living and residential amenity offered. A copy of the minutes of that meeting were attached at Appendix 1.

Panel Members had attended a site visit prior to the meeting.

Slides and photographs of the site and proposals were presented by the Planning Officer who outlined the application as detailed in the submitted report.

It was noted that there were no speakers, but the applicant was available should Members have any questions for them.

Questions and comments from Panel Members then followed, with officers responding to the questions and in some cases assisted by the applicant, which included the following:

- Members had noted that the application was compliant with EN1. It was noted that the scheme would have solar panels, and mainly use air source heat pumps. However, Members requested that future reports should include figures which evidence that it was compliant with EN1.
- The Panel were informed that, in accordance with the NPPG the 230 co-living units would equate to, 128 general market units with regard to housing supply.
- It was noted that the existing vehicular access from Wormald Row would be reduced, and the existing footpath would be extended across the redundant access point. A loading bay would be required for the development, which would displace the 2 disabled parking bays, these would be relocated nearby. Consultation on a Highway's scheme for Woodhouse Lane/ Albion Street, which includes the narrowing of the junction with Wormald Row had recently commenced.
- The developers were in discussions to link into the District Heating Scheme.
- 2 bays in the basement could be used by residents when moving into and out of the building, and there would also be storage space available for large items.
- Members were in support of the proposed development including:
 - The re-use of a quality building.
 - A new residential model for the city.
 - The inclusion within the development of extensive amenity and recreation space for residents in readily accessible locations.
 - The changes to Wormald Row to provide better pedestrian safety.

In summing up the Area Planning Manager noted that the Panel supported the principle of the scheme and noted the request to consider potential opportunities for improvements to the pedestrian environment along Wormald Row as part of the wider highway works planned along Woodhouse Lane corridor. He also noted the request from Members to include evidence to support compliance with Core Strategy Policy EN1 in future reports.

Upon voting, a motion was put forward to move the officer recommendations, as per the submitted report. This was moved and seconded, and it was:

RESOLVED – To defer and delegate to the Chief Planning Officer for approval subject to the specified conditions set out in Appendix 2 (and any amendment to these and addition of others which he might consider appropriate) and the completion of the Section 106 as set out in the submitted report.

24 Pre-application -24-00331 - Wellington Place, Leeds, LS1 4AP

The report of the Chief Planning Officer set out a pre-application proposal for the erection of an office building with associated landscaping and ground floor commercial units at Wellington Place, Leeds, LS1 4AP.

Panel Members had attended a site visit prior to the meeting.

This matter was submitted to the Plans Panel at this pre-application stage to allow details of the emerging scheme to be presented to Panel Members for comment.

Slides and photographs of the site and proposals were presented by the applicant who outlined the proposals as detailed in the submitted officers report.

In response to questions raised by the Panel Members the following information was provided:

- Concerns were raised in relation to the number of parking spaces to be provided. It was noted that the development was close to the park and ride bus route on Whitehall Road, the train station was half a mile away and there were some buses. The developer had engaged travel consultants who would be looking to work with future occupiers in relation to travel arrangements with a move towards more sustainable means of travel. It was noted that this had been successful in plots 11 and 12 which were marginally larger developments. However, given the concerns raised the developer would look in detail at the travel plans for the estate in preparation of the formal application.
- There was still demand for the right type of office space, with employers encouraging workers back into the office. Wellington Place is currently well utilised by several businesses.
- It was noted that all cladding would be fully non-combustible.
- In relation to the proposed bridge towards City Island Members were informed that the developers were under an existing legal obligation relating to the wider site to deliver this by the end of 2029.

Members comments included:

- Welcomed the transformation of this area, which has now become a dynamic part of the city.
- This new development would fit in with the modern state of the art buildings already there.
- Commercial retail space on the ground floor would be welcomed by those visiting and working in the area.
- Supportive of the irrigation system on the trees for the surrounding landscaping. Details requested about the future management of the riverbank.
- Detailed information requested to evidence that the scheme is policy compliant with EN1 and EN2.

Members' comments in relation to the specific officer questions detailed in the submitted report included the following:

- Members broadly supported the end use of the building.
- Members supported the proposals in respect of design, scale, form and detailing.
- Members were supportive in principle to the proposed approach to landscaping and pedestrian connectivity but requested more details in relation to riverbank management.
- Members supported in principle the proposals in terms of highway matters.

RESOLVED -That the submitted report and discussion be noted.

25 Date and Time of Next Meeting

RESOLVED – To note the next meeting will be on Thursday 5th December 2024 at 1.30pm.

The meeting concluded at 15:05

WEBCAST OF THE MEETING

To access the link to the webcast, please click on the following: [Plans Panels - YouTube](#)