

**PLANNING GROUP**  
**11<sup>th</sup> February 2009 (9:00 – 10:00)**  
**Leonardo Building**

**MINUTES**

**Present:**

Cllr J Monaghan (Chair)	Headingley
Cllr Ewens	Hyde Park and Woodhouse
Cllr Illingworth	Kirkstall
Cllr S Bentley	Weetwood
Richard Tyler	Headingley Resident Rep.
Freda Matthews	Hyde Park and Woodhouse Resident Rep.
Ken Torode	Kirkstall Resident Representative
David Hall	Far Headingley Resident Representative

**Officer(s) in Attendance**      Jade Corcoran      Community Planner

**Guest Speakers**      Louise Roberts (Architect)      Broadway Malyan  
                                  Robert Sladdin (Director of Estates)      Leeds University

	<b>Action</b>
<p><b>1. Apologies &amp; Minutes (Including Matters Arising)</b></p> <p>1.1. Minutes noted and agreed.</p>	
<p><b>2. New law School Development at the Western Campus Site.</b></p> <p>2.1. Leeds University (LU) have reached an agreement with Marks and Spencer's that will see their archive being brought back to Leeds. The plan is that this purpose built building will be accommodated on the Western Campus, and situated adjacent to Woodsley road. The archive is currently proposed to have two storeys below ground and three above, which is intended to 'reinstate the boundary'.</p> <p>2.2. The proposed law school building is a joint venture between the Law School and the University, as the proposal will include an element of general use space for the University. The development is to be positioned on the corner with Belle Vue Road and Moorland Road, and is proposed to measure 5,000 sq m over three floors. The siting of the proposal maintains the courtyard approach, and a new route into the site is proposed to be introduced off Moorland Road.</p> <p>2.3. The south-western portion of the building is proposed to be glazed – the concept is to 'make what the law school does visible and accessible.'</p> <p>2.4. FM. The proposal will cause a large amount of traffic onto Belle Vue Road, which will have a negative impact upon local</p>	

<p>residents. JI. This area is desperate for green space, and it is important health wise for those living in the inner city to have access to green space. This is vitally important in narrowing the gap. The previous master plan that was agreed has introduced fundamental harm, is there anyway this can be reversed?</p> <p>2.5. DH. The design of the proposal does not suggest that the site is actually in a Conservation Area. The proposal should be of a higher quality of design and reflect the existing locality. The road through the green space creates a quad effect.</p> <p>2.6. RS. The law school is proposed to be set on an existing car park, and it is critical that this is replaced for the business school. LR. Architecture is very subjective. There are two approaches that can be taken: replicate the existing, or create a design that complements.</p> <p>2.7. JM. Concern was expressed regarding the treatment of the elevation fronting Belle Vue Road – hard wall finish. LR. The proposal does incorporate a hard shell to the north and glass to the south. The elevation that fronts Belle Vue Road does pick up the rhythm that reflects the houses. In this corner location there is a mixture of local features (stone listed wall, brick houses, stone listed building), which can not all be incorporated into a sympathetic design.</p> <p>2.8. SB. What are the blocks to the side (south-west and north-west)? LR. This is a feature that has been used to act as a book end, and allows an opportunity to create formal space without invading the privacy of those that occupy the properties on Bell Vue Road. These are to be faced with high quality materials – cooper.</p> <p>2.9. RS. Currently a proposal to relocate the road from the middle of the green space to the side is being considered. It is necessary to retain the road in some form for the business school and storage. The University does support sustainable modes of travel (the University has a travel plan and encourages car sharing and use of public transport), however, the reality is that the car still needs to be accommodated. The proposal does not incorporate the same number of spaces that are present.</p> <p>2.10. FM. Anything that replaces the existing buildings has to be an improvement. However, the frontage adjacent to Belle Vue Road is plain, and does not respect the beautiful buildings in this road. The green space is currently a quad, so it is positive that the road maybe relocated.</p> <p>2.11. PE. Do not see how the law building fits – looks like a box. LR. The law building has been designed as a simple, polite gesture that will site comfortably on the site. RS. The archive building is at the preliminary stages of development.</p>	
<p><b>3. Neighbourhood Design Statements update</b></p> <p>3.1. RT. Tony ray and I are currently drafting.</p> <p>3.2. JI. Unfortunately, could not attend the last meeting due to being in full council. More should have been done with the web to</p>	<p><b>JC</b></p>

<p>encourage participation. JC. Informed the group that a time table of consultation, drafting, and producing of the document had been set for this year.</p> <p>3.3. FM. Continuing to piggyback onto other events – may try and display the draft at the public consultation for the Law School.</p> <p>3.4. SB. Is keen to secure some money for a Conservation Area appraisal for Weetwood. There are several sites currently missing that need protecting.</p>	
<p><b>4. Significant Applications/Appeals</b></p> <p>4.1. <b>Leeds Girls High School Update</b> The case officer has written and sent letters regarding each of sites – outlining the concerns and missing information.</p> <p>4.2. <b>Tetley Hall Update</b> The case officer is currently forming a decision on this proposal, and intends to take the application to Plans Panel in the spring. A further set of amended plans have been received addressing the design of the proposal. However, as these alterations do not alter the scale or massing the proposal has not been re-advertised.</p>	
<p><b>5. Butcher Hill – Village Green Status</b></p> <p>5.1. In order to become a new town or village green the land has to have been used and has to continue to be used by a significant number of local inhabitants for lawful sports and pastimes for twenty years as of right without hindrance. This should be viewed as a partnership, that is, the land owner may not interfere with the rights of the user and the user may not interfere with the right of the land owner to use their land as they always have.</p> <p>5.2. SB. Would Village Green Status restrict maintenance? JC. Considering that the rights of the user and landowner can not be interfered with, and that the 2006 Act allows those registering the land as Village Green to take on maintenance, this status would not prevent the up keep of the land.</p> <p>5.3. JI. The local community would like Village Green Status to prevent the site from being developed. JC. Concern was expressed that Village Green Status may not meet the aspirations of the whole community, as this would limit development that may benefit the community (playground, changing rooms, etc.).</p> <p>5.4. KT requested an electronic copy of the document.</p>	<p><b>JC</b></p>
<p><b>6. Vacant Sites</b></p> <p>6.1. A Completion Notice can be served. However, the site must have been abandoned for some time. This is usually taken to be after the time in which the commencement condition would have lapsed. There also has to be strong evidence to suggest that the site has been abandoned.</p> <p>6.2. There are power to prevent land being untidy (S215 Notice –</p>	

<p>Town and Country planning Act 1990), and become a health and safety risk (Building Standards legislation). There is an environment enforcement working group, which coordinates a response from various disciplines on problem sites. Membership is made up of a representative from each of the relevant services. Graham Wilson (Head of Environmental Action and Parking) is the chair of the group.</p>	
<p><b>7. Date &amp; Time of Next Meeting</b> 7.1. Wednesday 11<sup>th</sup> March 2009 – 9:00 (Civic Hall)</p>	