

Plans Panel (City Centre)

Thursday, 8th October, 2009

PRESENT: Councillor M Hamilton in the Chair

Councillors D Blackburn, Mrs R Feldman,
T Hanley, G Latty, J McKenna and
J Monaghan

30 Chair's opening remarks

The Chair welcomed everyone to the meeting and asked Members and Officers to introduce themselves

31 Declarations of Interest

The following Members declared personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct

Application 09/03060/FU – The Orange Zone Car Park University of Leeds – Councillor Hamilton declared a personal and prejudicial interest in this item through his being employed by Leeds University who were the applicants (minute 34 refers)

Application 09/03060/FU – The Orange Zone Car Park University of Leeds – Councillor Hanley and Councillor Monaghan declared personal interests as members of Leeds Civic Trust which had been consulted on the proposals (minute 34 refers)

Draft Kirkgate Planning, Restoration and Regeneration Statement – Councillor Hanley and Councillor Monaghan declared personal interests as members of Leeds Civic Trust which had been involved in discussions on the draft Statement (minute 35 refers)

32 Apologies for Absence

Apologies for absence were received from Councillor Nash

33 Minutes

RESOLVED - That the minutes of the Plans Panel City Centre meeting held on 10th September 2009 be approved

34 Application 09/03060/FU - 10 storey car park with associated management suite and ancillary (Class D1/cycle hire and workshop) space and landscaping - The Orange Zone Car Park University of Leeds Off Vernon Road Woodhouse LS2

Having declared a personal and prejudicial interest in this matter, Councillor Hamilton withdrew from the meeting

Councillor Latty was proposed and seconded to chair this item

Councillor Latty in the Chair

Further to minute 27 of the Plans Panel City Centre meeting held on 10th September 2009 where Panel received a position statement on proposals for a multi-storey car park off Vernon Road LS2, Members considered the formal application Plans, photographs, drawings, sample materials and graphics were displayed at the meeting

Officers presented the report which sought permission for a 10 storey car park for use during the day by staff, tenants and visitors to the University, with associated management suite, ancillary (D1) use and landscaping

Members were informed that the concerns raised at the previous meeting regarding the odour of the proposed glass-reinforced plastic (GRP) cladding had been considered with Officers stating that after a few weeks in the open that any residual odour would dissipate

Regarding noise vibration caused by wind, tests were being undertaken but it was felt that the gaps around the panels would deflect wind so vibration should not be an issue

A recessive colour, ie grey, had been selected for the external cladding with this being lined with a green/blue colour to provide contrast and visual interest

The top level of cladding around the roof level had been amended and would now be aligned in the same direction but to signify the top of the building the panels would not have ventilation holes

Members were informed of an amendment to the report in respect of an 5m easement between the building and the retaining wall of the Inner Ring Road. This would not be part of the S106 agreement as it came under different legislation, but an informative would be put on the planning permission, should this be obtained

Members commented on the following matters:

- the shade of grey to be used on the panels, as two samples had been provided
- the phasing of the construction of the car park and the adjacent Innovation Building
- the lift overrun, concerns at the proposed treatment of this, with suggestions that this either be hidden or made a feature of
- the design of the elevations and disappointment that the banding used to emphasise floor levels was not also used to define the parapet
- that the lift overrun should be of the same colour as the ground floor entrance in order for it to appear as a tower behind the main cladding and that the parapet of the building should have detailing as per the bottom of the cladding
- whether some additional design features could be considered for each corner of the building

Officers provided the following responses:

- that the lighter grey panel would be used although this would be further lightened by the use of yellow pigment in the manufacturing process
- regarding the phasing of the development, the car park would commence first, but there would be a period when the construction of the car park and Innovation Centre would overlap. Temporary car parking would be provided for a short period on areas of public realm

- that Members' comments regarding the parapet and lift overrun would be taken on board and that this area could be enlivened

RESOLVED - To approve the application in principle and defer and delegate final approval to the Chief Planning Officer subject to the conditions set out in the submitted report (and any others which he might consider appropriate); further discussions regarding the parapet detailing and lift overrun; the inclusion of an informative on the planning permission in respect of a 5 metre easement between the building and retaining wall of the Inner Ring Road and completion of a legal agreement within 3 months from the date of resolution unless otherwise agreed in writing by the Chief Planning Officer, to include the following obligations:

- employment and training of local people
- agreement to off site public realm works to the Parkinson Entrance to the campus and land at the end of Hillary Place
- public access areas
- the identification of an area of land upon which a future public footpath across Leeds Ring Road could be landed
- on street car parking and traffic management measures

35 Draft Kirkgate Planning, Restoration and Regeneration Statement - Officer presentation

Councillor Hamilton rejoined the meeting and resumed the chair

Plans, photographs and graphics were displayed at the meeting. A Members site visit had taken place to the Kirkgate area earlier in the day

The Panel considered a report of the Chief Planning Officer on the draft Kirkgate Planning, Restoration and Regeneration Statement, a copy of which was appended to the report

Officers presented the Statement and informed Members that proposals for this strategically crucial point within the City Centre had been debated for many years and that a strategy had been drawn up to guide future development in an appropriate manner and to try and obtain Heritage Lottery funding for the area

The main objectives of the document were:

- conservation and restoration of the First White Cloth Hall
- the refurbishment of Kirkgate
- some enabling development at the rear

Permeability would be enhanced through the opening up of Crown Court and Pine Court

Regarding future development, the Council's Conservation Officer stated that it was important that an even and uncluttered horizon was maintained and that if new development was allowed up to the ridge line of Waterloo House, this would not impact on views

Whilst on site, a picture of Louis Grimshaw's painting of Kirkgate was shown and Members were informed that the intention of the Draft Kirkgate Planning Statement was to bring back some of the charm to this area as depicted in the painting

Officers explained that the draft Statement had been consulted upon and bringing it before Plans Panel City Centre was the final part of that process, with a view to the final version being adopted by Planning Board as a material consideration for Development Control purposes

Regarding the application for Heritage Lottery funding, Members were informed that this could be provided for repairs and public realm, but demolition /reconstruction could not be grant aided, which would mean that the rebuilding of the First White Cloth Hall would have to be funded by a developer

Members commented on the following matters:

- that the properties used to be imposing terraces and the possibility of converting these back to family housing
- that many of the rooms would be small and whilst these properties could be converted to homes for single people, they may not be suitable for families
- support for the document but concerns at the demolition of the oversailing section of building at Pine Court
- that Highways Officers should examine the vehicular access arrangements and find a way to provide the necessary servicing without demolishing Pine Court and that the arch at Pine Court should be retained in some form
- that a service access used to exist through Chancellor's Court and that this should be considered
- that the retail units should be retained as small, individual shops rather than having one large retailer dominating the street
- the economic viability of small units and whether these could be sustained
- the improvements which had been made to the opposite side of the street and the new businesses this had attracted
- the need for the area to be enhanced, but that this must be done sympathetically and the character of the street should be retained
- the acceptance of the need for enabling development and that the proposed height ie level with the ridge line of Waterloo House was acceptable
- whether the varying roof heights which currently existed could be aligned, with different views on this being put forward
- that Kirkgate was a Gateway site and the possibility of obtaining other sources of funding because of this
- that the retail area was not as vibrant as it could be and the possibility of changing the nature of the area, through its development which could lead to consideration of different uses
- that the nearby Corn Exchange was attracting new retailers and helping to revitalise the area, which the regeneration of Kirkgate would expand, however concerns existed as to whether the vision for the area would be achieved
- that a presentation relating to the refurbishment of the First White Cloth Hall had been made to Panel some years ago but had not resulted in an application coming forward and concerns whether the majority landowner would be able to develop the site
- the proximity of the Eastgate and Harewood Quarter to Kirkgate and the possibility of that development acting as a catalyst for the redevelopment of Kirkgate
- the importance of these schemes to promote Leeds and attract people to the city as the recession ended

Officers provided the following responses

- regarding use, Kirkgate was part of the Prime Shopping Quarter and a secondary frontage so at least 50% of the street had to be retail use in accordance with policy. However there was the opportunity for alternative uses to be considered and if there were issues around viability and developer interest, these matters would be brought to Panel for consideration
- regarding Pine Court, the issues raised would need further consideration when applications for development began to come forward, however the Panel's Highway's representative stated that a two way route on Crown Street could be problematic due to the limited width available to provide turning
- that the fabric of Pine Court was not known and that as the First White Cloth Hall would need reconstruction, then a similar approach might be possible to Pine Court

The Head of Planning Services who was in attendance, acknowledged the comments of Members regarding the different economic landscape which now existed, but stated that the possibility of Heritage Lottery funding being made available to commence some restoration work could help bring forward the development of this historic area

Members were informed that all the comments made throughout the consultation period would be taken into account and a final version of the Statement would be presented to Planning Board, with a report on progress being submitted to Panel next year once the outcome of the Lottery bid was known

RESOLVED - To note the report, the presentation and the comments now made

36 Date and time of next meeting

Thursday 5th November 2009 at 1.30pm in the Civic Hall, Leeds