



Report of the Chief Planning Officer

Plans Panel East

Date: 16th June 2011

Subject: PREAPP/11/00456 - Pre-Application Presentation - Proposed residential development to form 239 apartments comprising 5 new buildings ranging from 4 to 8 storeys, 10 three storey townhouses and retail unit with associated access, parking and landscaping at the former Buslingthorpe Tannery, Education Road, Sheepscar, Leeds

Electoral Wards Affected:

Chapel Allerton

Y

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Introduction & Site Description

- 1.1 The purpose of this report is to appraise Members of forthcoming proposals for the redevelopment of the former Buslingthorpe Tannery site on Education Road, and to inform Members of a short presentation that forms part of the on-going pre-submission consultation regarding this proposal.
- 1.2 The site relates to the former Buslingthorpe Tannery situated between the A61 and Meanood Road within Sheepscar. The site contains a number of single storey industrial buildings that are currently in use by a number of light industrial companies. The original 5 storey brick tannery building was the subject of a fire on the night of 19th February 2011, resulting in the building having to be demolished following advice from the Fire Service due to safety reasons. The tannery formed a collection of 3 tanneries within the local area which include the redundant Hill Top Works on Buslingthorpe Lane to the north-west and the Stead's Tannery to the east which is still operational.
- 1.3 Members will recall that the site is the subject of a current planning application for residential development which involved the retention and conversion of the tannery building. This has been reported to the Plans Panel on several occasions, resulting in a scheme that Members will generally supportive of. The last time that the scheme was reported to Panel was on 25th November 2010. At the time, Members provided the following comments:

- no objections to the scale of the buildings, and the approach to the architectural treatment and appearance was generally considered to be acceptable;
- the need for buildings of the size proposed to retain simple forms and treatment;
- in respect of the tower, Option C was preferred, subject to the appropriate mix, proportion and use of materials (cladding and brick);
- no issues in respect of the quality of the residential development and the amount and location of amenity space;
- to note that highways details were outstanding and that issues of viability would be considered when the application was presented for determination.

1.4 The current planning application cannot be pursued as the main tannery building has now been demolished. It is therefore the applicant's intention to withdraw the current application. Consequently, any new proposal for redevelopment will require a fresh planning application as the nature and character of the proposal is materially different. As such, officers have been discussing a revised scheme as part of the pre-application process.

2.0 Proposals

2.1 In light of the recent fire, it is proposed to replace the former tannery building a similar sized building, together with 4 additional buildings and 10 three storey townhouses. The scheme provides a mix of accommodation as follows:

- 23 x 1 bedroom
- 192 x 2 bedroom
- 24 x 3 bedroom
- 10 x 4 bedroom townhouses

2.2 The former tannery building will be replaced by a similar sized building in terms of its height to be situated on a very similar footprint. This will be a part 4, part 5 and part 6 storey building with car parking within a ground floor enclosed area. The remaining industrial buildings on site will be demolished and replaced by 4 new apartment blocks ranging from 6 to 8 storeys in a form which the Panel have seen before, including an 8 storey drum shaped landmark building. Materials include the use of brickwork to tie in with the character of the area and former tannery building, together with metal cladding, concrete and glass. Landscaped amenity areas are proposed adjacent to the replaced tannery building, as well as landscaped areas adjacent to the buildings opposite. Each townhouse would have its own private garden.

2.3 The primary vehicular access is proposed via Jackson Road, off Meanwood Road. Limited vehicular access is also proposed from Education Road. Proposals also include a total of 220 car parking spaces located within communal parking courts, a basement parking area and dedicated parking for the townhouses. The scheme also allows for pedestrian linkages, recognising the potential for the redevelopment of adjacent sites.

3.0 Policy Context:

3.1 The development plan comprises the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006). The RSS was issued in May 2008 and includes a broad development strategy for the region, setting out regional priorities in terms of location and scale of development.

Local – Leeds Unitary Development Plan (Review 2006) Policies:

3.2 The site is unallocated within the UDP. The following policies are relevant:

SA7: Seeks to promote physical and economic regeneration.

GP5: Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

GP7: Planning obligations to enhance quality of development.

E7: Employment sites

H4: Residential development.

H11-H13: Affordable Housing.

N2: Greenspace

N4: Greenspace

N12: Relates to urban design and layout.

N13: New buildings should be of a high quality design and have regard to the character and appearance of their surroundings.

N19: Relates to development within conservation areas.

N23: Relates to incidental open space around new developments.

N25: Seeks to ensure boundary treatment around sites is designed in a positive manner.

N26: Relates to landscaping around new development.

N29: Seeks to preserve sites and monuments of archaeological importance.

ARC4: Presumption in favour of preservation of Class I & II areas.

ARC5: Relates to archaeological sites.

N38B: Relates to requirements for Flood Risk Assessments.

T2: Development should not create new, or exacerbate existing, highway problems.

T2C: Requires major schemes to be accompanied by a Travel Plan.

T2D: Relates to developer contributions towards public transport accessibility.

T24: Parking guidelines.

BD2: The design of new buildings should enhance views, vistas and skylines.

BD3: Public buildings should provide suitable access for disabled people.

BD5: The design of new buildings should give regard to both their own amenity and that of their surroundings.

BC7: Relates to materials within conservation areas.

LD1: Relates to detailed guidance on landscape schemes.

Supplementary Planning Documents & Guidance

Supplementary Planning Document: "Street Design Guide".

Supplementary Planning Document: Public Transport Improvements and Developer Contributions.

Supplementary Planning Document: Travel Plans.

Supplementary Planning Document: Designing for Community Safety – A Residential Guide

Supplementary Planning Guidance "Neighbourhoods for Living".

Supplementary Planning Guidance "Affordable Housing" – Revised target of 5% affordable housing requirement.

National

Planning Policy Statement 1: Delivering Sustainable Development (PPS1)

Planning Policy Statement 3: Housing (PPS3)
Planning Policy Guidance Note 13: Transport (PPG13)
Planning Policy Statement 5: Planning for the Historic Environment (PPS5)
Planning Policy Guidance Note 24: Planning and Noise (PPG24)
Planning Policy Statement 25: Development and Flood Risk (PPS25)

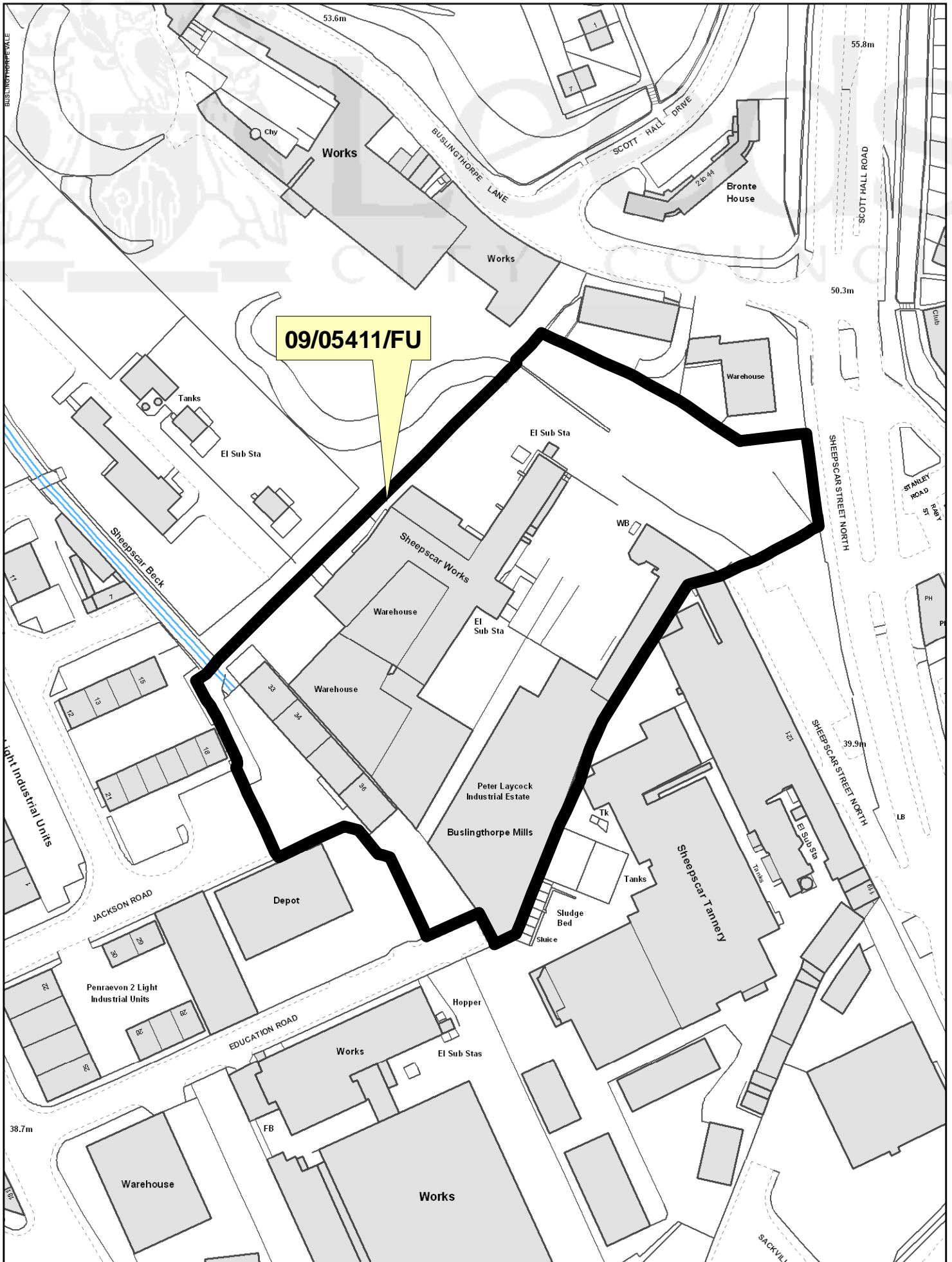
4.0 Main Issues

4.1 Clearly, the physical circumstances have somewhat changed since the scheme was last reported to the Plans Panel, in that the principal tannery building has now been demolished following the fire several months ago. The previous scheme was based on a design philosophy that retained the existing historic tannery building as the dominant feature with all other new buildings being designed to be subservient, whilst respecting the architectural character and historic significance of the tannery building. Whilst the Plans Panel have previously accepted this approach to the redevelopment of the site, including the general layout, scale and architectural treatment of buildings, there has been a fundamental change in the physical circumstances which now exist. Consequently, the principal matters for consideration arising from the proposed development are likely to be:

- Whether the Panel accept that the applicant's approach to the redevelopment of the site is appropriate following the loss of the tannery building.
- The suitability of the replacement building in terms of its footprint, scale, design and use of external materials.
- The mix of residential units proposed.
- The overall number of car parking spaces being proposed.
- The planning obligations that will be required, including affordable housing, a Travel Plan and contributions towards greenspace and public transport infrastructure.

5.0 Conclusion

5.1 Members are asked to note the contents of the report and the presentation, and are invited to provide feedback on the issues outlined above.



EAST PLANS PANEL

