



## Report of the Chief Planning Officer

### *PLANS PANEL CITY CENTRE*

Date: 27 September 2011

Subject: PRE-APPLICATION Reference PREAPP/11/00336 – Proposal for interim uses at Former Tetley Brewery, Hunslet Road, Leeds

#### Electoral Wards Affected:

City and Hunslet

No

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: This report is brought to Panel for information. The landowner's representative will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.**

## 1.0 INTRODUCTION:

- 1.1 A long term process of change has now started in the South Bank area of the City, with the closure and commencement of partial demolition at Tetley's Brewery. During the last two years the City Council has been in discussions with major landowners in the area to arrive at a common vision for the delivery of a City Centre Park together with sustainable employment and homes, as a catalyst for the regeneration of the South Bank and the wider area to the south of the City Centre. This long term vision will be encapsulated by the adoption of the South Bank Planning Statement.
- 1.2 The promotion of active interim uses and temporary greenspace in the meantime was highlighted as an important next step for the area at the City Centre Vision Conference last year, and Carlsberg have drawn up proposals which they feel can contribute positively to the area in the short term, pending future redevelopment proposals coming forward.

- 1.3 The proposals are presented to Panel to allow Members to comment on the evolving scheme and raise any issues, prior to the intended submission of a planning application.

## **2.0 SITE AND SURROUNDINGS:**

- 2.1 Tetley's Brewery dates back to 1822, and is one of Leeds' most famous names. The site occupies some 8.5 hectares to the south of the River Aire, between the wide multi-lane road network of Meadow Lane, Great Wilson Street, Crown Point Road, Bowman Lane, and Black Bull Street. Following the closure of Tetley's Brewery, the majority of the site now lies vacant. Amongst the remaining buildings on the site are a number of historically and architecturally significant listed and non-listed buildings, in particular the Hunslet Road/Sheaf Street Brewery cottages (Grade II listed and designated Buildings At Risk), and the unlisted 1930s Central Brewery building, Crown Hotel on Crown Point Road, and malshouses on Crown Point Road and Cudbear Street.

- 2.5 The surrounding area is a mixture of uses including residential (such as Brewery Wharf), offices (such as Asda House) and retail (Crown Point Retail Park). The area was mainly commercial and industrial in nature, characterised by large impermeable single use sites, however recent developments such as Clarence Dock and Brewery Wharf have increased the mix of uses and facilities in the area. The site lies unallocated within the designated City Centre in the Leeds Unitary Development Plan Review 2006, and lies within the area covered by the emerging Aire Valley Area Action Plan and the draft South Bank Planning Statement.

## **3.0 PROPOSAL**

- 3.1 Carlsberg UK Ltd propose to submit a planning application for temporary use of a significant part of the Brewery site for a period of five years. The application will comprise:

- approximately 900 temporary short stay car parking spaces
- a greenspace of around 1.2 acres
- the conversion of the former Tetley Headquarters building into a cultural hub, including an art gallery and workspace, and a restaurant and bar.
- the retention of a Carlsberg office function on the site in Tetley House
- the creation of new pedestrian/cycle routes to connect to the surrounding area

- 3.2 These uses will help maintain activity on the site, enhance its visual amenity, and help to improve pedestrian and cycle permeability to the wider area. The proposals have been developed to support the City's long term ambitions for redevelopment in this area as described in the draft South Bank Planning Statement.

## **4.0 HISTORY OF NEGOTIATIONS**

- 4.1 Carlsberg have been involved in detailed discussions with the Council regarding the draft South Bank Planning Statement since mid- 2009. The draft South Bank Planning Statement was agreed by the Council's Executive Board for consultation purposes in July 2010, and presented to Plans Panel (City Centre) for information that month. Following the consultation process, discussions have continued with landowners, and a revised draft Planning Statement is to be recommended for approval as site specific informal planning guidance at Executive Board October 2011, to guide the preparation of development proposals, and the delivery of the City Centre Park. The South Bank Planning Statement has the following Vision:

*To transform the South Bank of Leeds City Centre into a distinctive, vibrant, well connected sustainable business and residential community which has at its heart a new City Centre Park. The new park will act as a catalyst for the regeneration and place-shaping of the South Bank of Leeds City Centre, by creating a vibrant and outward-facing public space that also provides the context for the broader redevelopment of the area, and will help to improve connections to the surrounding communities in the Aire Valley, Hunslet, Richmond Hill, Beeston Hill and Holbeck.*

The Carlsberg site is a major landholding with potential to contribute strongly to this Vision, and Plans Panel will be kept informed of the progress of any future permanent re-development proposals.

- 4.2 Discussions with Officers regarding interim uses have been in progress since early 2011. Officers have highlighted the importance of promoting active interim uses on sites awaiting development. Where the previous use of the land has ceased or is being reconfigured, and areas of land are left vacant and under utilised as a result of demolition works, the Council will seek temporary 'greening' or the early laying out of the phases of the City Centre Park where appropriate. This should incorporate the walking and cycling connections identified in the draft South Bank Planning Statement. People will then become familiar with these connections, with temporary land uses taking place on the future development plates where practical. This will prevent the kind of visual blight experienced on vacant sites elsewhere around the city centre fringe, and help to promote the South Bank as a place to visit now.
- 4.3 Officers have also encouraged Carlsberg to engage with local communities at the earliest opportunity during this period of change at the site. Carlsberg have responded positively by arranging an open public consultation event on 22 September 2011 at Tetley House on the Brewery Site.

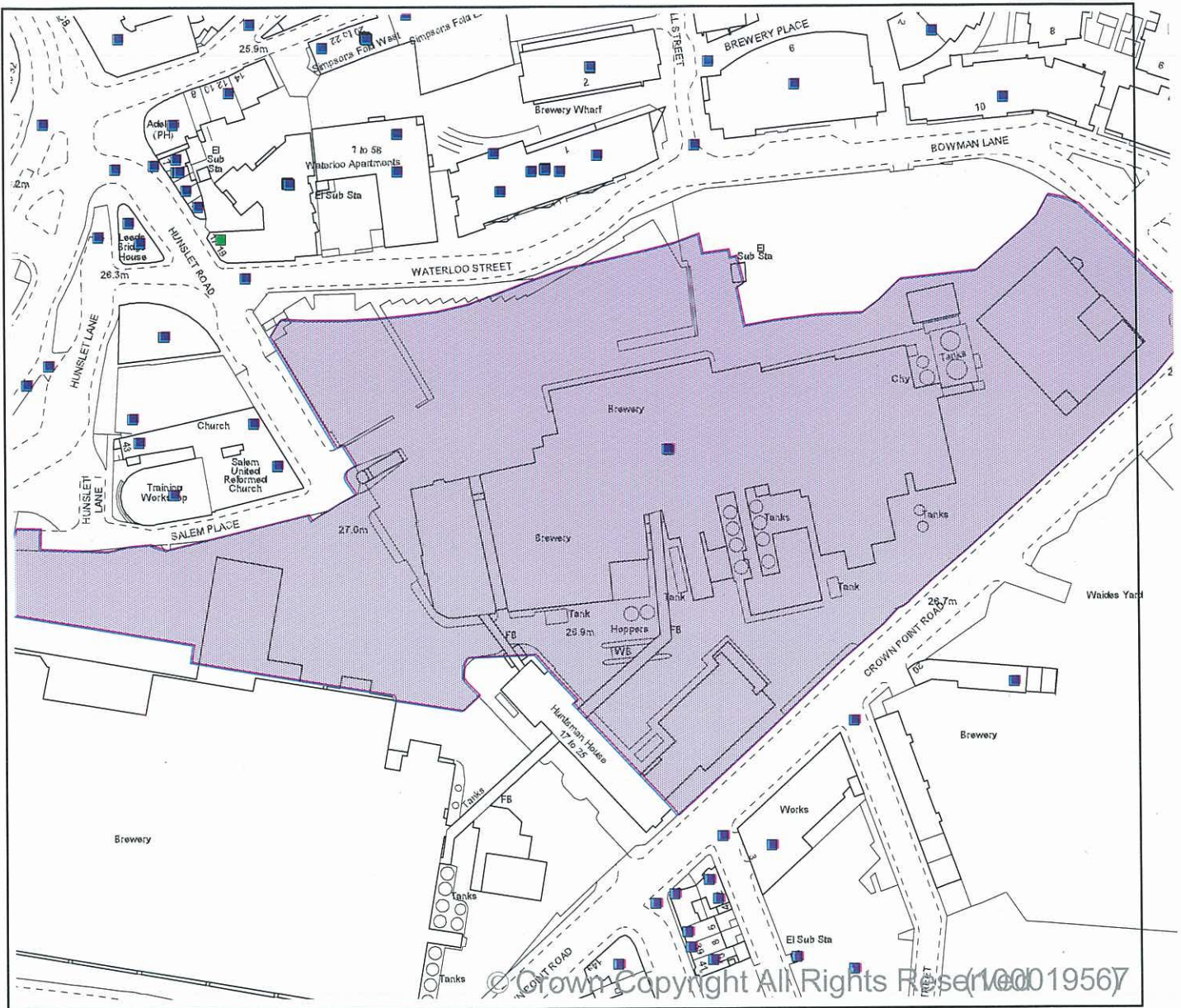
## **5.0 ISSUES**

Members are asked to consider the following matters in particular:

- 5.1 The principle of the proposed temporary uses, in particular the potential to promote activity, the re-use of buildings of historic and architectural character, and the provision of short stay car parking for visitors and shoppers to support the local economy.
- 5.2 The quality of re-opened historic street patterns and new connections linking to the surrounding area
- 5.3 The location, size and quality of new temporary greenspace, as a fore-runner to the delivery of a City Centre Park in this location

## **Background Papers:**

Draft South Bank Planning Statement July 2010 to be revised October 2011



### Legend

### Leeds City Council

### Development Department

**Scale**

1:1975

**Date**

15 September 2011

**Comments**

PREAPP/11/00336

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