



## Report of Deputy Chief Executive

### Report to North West (Inner) Area Committee

Date: 23<sup>rd</sup> February 2012

Subject: Area Update Report

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Headingley, Hyde Park and Woodhouse, Kirkstall, Weetwood.		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

### Summary of main issues

This report provides members with a summary of sub groups business since the December Area Committee. This includes an update on the Little London Community Centre and information on Welfare Reform.

### Recommendations

1. Members are asked to:

- Note and action as appropriate the Key Messages from Sub groups as set out in section 3.
- Note the update on Little London Community Centre.
- Note the information provided on the governments Welfare Reforms.
- Note the briefing note on Leeds Citizens Panel.

## **1 Purpose of this report**

1.1 This report provides members with an update on recent Sub Group business, Forum business, the current position relating to other project activity.

## **2 Background information**

2.1 An Area Committee Update report is submitted at every cycle of Area Committee meetings unless there is no additional business to report from sub groups or any changes to the Wellbeing funding position since the previous meetings. Partner organisations and Council services will contribute information to the Area Update Report.

## **3 Main issues**

### **3.1 Forum and Sub Group Key Messages**

### **3.2 Planning Sub Group**

3.3 Planning sub group met on the 11<sup>th</sup> January 2012. They discussed a variety of issues and planning applications including:

- Draft National Planning Policy Framework – The DCLG select committee had published a report in December recommending a number of significant changes to the draft NPPF and recommending holding a second round of public consultation.
- Article 4 Direction and HMO Planning Policy – The Article 4 Direction was to come into effect on 10<sup>th</sup> February 2012. It was also reported that the proposed supplementary planning document (SPD) detailing new planning policies on HMOs, which was originally proposed to go out for public consultation in draft form in January, was now scheduled to go out for public consultation in late February. The reason for the delay was that the Council has had to take further legal advice in relation to the process.
- Affordable Housing Commuted Sums Report – The report on the viability of the use of section 106 commuted sums to ‘buy back’ HMO properties and convert them for family use, which had first been discussed in March 2011 had originally been planned to be completed by February 2012 but that this had now been delayed.
- Tesco, Kirkstall District Centre – The scheme hasn’t progressed significantly since the last meeting of Planning Group in December. A Kirkstall Forum Drop-In was held on Tuesday 24<sup>th</sup> January at which planning officers working on the application were in attendance to go through the plans with local residents and collect their views.
- BHS Site, 2 Bridge Road – The planning approval for the BHS application at Bridge Road was due to be issued shortly but officers were awaiting the section 106 agreement to be signed off before this could happen.
- Leeds Girls High School Pre-application – A pre-application position statement was to be taken to January Plans Panel (12<sup>th</sup> January 2012) which would show a revised masterplan for the site. RP Headingley ward members, members of the

LGHS Action Group and Ryan Platten had met with developer on 10<sup>th</sup> January where the developer had discussed the new proposals.

- Tetley Hall – Officers are still in discussions with the applicant in relation to the viability appraisal for the scheme. RP reported that officers don't expect this to go to plans panel before March at the earliest.
- Cookridge Hospital – Officers have concerns in relation to the size and design of the extensions to the IDA building and are in discussions with the applicant in relation to this. Officers are awaiting a view from colleagues in planning policy as to the acceptability of the proposal to provide affordable housing in the IDA development in the form of extra care facilities.
- Leodis 4, Servia Hill – The application is for two new 7 storey blocks at the Leodis site which will provide 72 cluster flats (300 additional bedrooms) for students. The scheme will provide new landscaped areas and 37 car parking spaces. RP reported that highways have concerns in relation to cycle parking (23 spaces are proposed but 33 are requested) and bin store provision. Highways are also looking into the possibility of introducing TROs in the surrounding streets to prevent a significant increase of on-street parking in local streets.
- Headingley Office Park – the application has now been submitted and validated for this proposal. The proposals are relevant to three buildings at the Headingley Office Park site:

*Longfield House* – external and internal refurbishment to include a learning resource centre, student services, kitchen, refectory and general teaching spaces.

*Victoria House* – internal refurbishment to form general teaching spaces.

*Park House* – internal refurbishment of first and second floors only to form general teaching spaces.

The new campus will serve approximately 600 students. The vast majority of students are expected to arrive by public transport. 90 car parking spaces will be provided and 6 motorcycle parking spaces. 90 cycle parking spaces will also be provided. The campus will be subject to landscaping and layout works including the reconfiguring of the perimeter access road.

- Bodington Hall – An outline application for this site had now been submitted to the Council. The scheme is in outline for circa 160 dwellings. The applicant is only seeking outline planning approval for a means of access. Access to the site is proposed from Adel Lane and Otley Road to the east and west. All other matters are reserved and would be determined under a subsequent reserved matters application if planning approval is given. Weetwood ward members have organised a Drop-In meeting on the 17<sup>th</sup> January at 6.30-8pm at St Chads Parish Hall to discuss the application with local residents.

### **3.4 Key Messages**

3.5 There were no Key Messages from this meeting.

### **3.6 Environmental Sub Group**

3.7 There has been no Environmental Sub Group meeting held since the last Area Committee. However, the next Environmental Sub Group is scheduled for 29<sup>th</sup> February 2012.

### **3.8 Student Changeover**

- 3.9 Planning for the student changeover process for 2012 has now started. Two meetings have taken place to plan how resources from the Environment Locality Team, Streetscene Services and Area Support Team will be deployed to support the operational management of 2012 student changeover response.
- 3.10 As in previous years, further meetings will be held which include with resident representatives, Elected Members and other services in the run up to changeover at the end of June. Key points of consideration at these future meetings will include the deployment of refuse, cleansing and environmental enforcement activity; the co-ordination of university and student union activity and a student changeover communications plan.
- 3.11 Detailed feedback on preparations for student changeover will be provided to Environment Sub Group. Further discussion is needed on how cleansing and enforcement activity during the summer months and preparation for students returning in September 2012 will be co-ordinated.

### **3.12 Transport Sub Group**

- 3.13 Following a suggestion to consider combining the Outer North West Business and Transport Sub Group and the North West Inner Area Committee Transport Group, a meeting was held on the 16<sup>th</sup> January with Chairs of the Outer North West Business and Transport Sub Group and the North West Inner Area Committee Transport Group, the Area Management Team, the Chief Officer for Highways and Transportation and the Acting Head of Transport Policy. The purpose of the group is to make links across the geographical boundaries, raise local concerns and progress pressing priorities through the Council and regional infrastructures. A proposal was put forward that would see the two groups coming together to form one group that would meet bi-annually, connected through the Council and regional infrastructures. This proposal will be worked up further and brought to the April Area Committee meeting.

### **3.14 Little London Community Centre update**

#### Background

- 3.15 This item was presented to Area Committee in July 2011, with a recommendation that the £145,000 capital receipt set aside from the sale of Woodsley Road Community Centre be used for improvement works to the Community Centre within the Little London Community Hub.
- 3.16 Redevelopment of the Community Hub was previously part of the PFI housing project and had included the reprovision of a new community centre. Following changes to the PFI project, the council has sought to bring forward alternative proposals and means of carrying out development of the Community Hub within the same timescales, to include a new or refurbished community centre.

### Approval

- 3.17 Approval was given under Area Committee's delegated authority to use £40,000 from the Woodsley Road capital receipt to undertake immediate works involving the demolition of the classroom extension, which at the time was deemed unsafe.
- 3.18 Area Committee requested that a report be brought back to consider the allocation of the remaining £105,000 which was proposed for further short-term improvements until a longer term solution was identified as part of a future development of the site.

### Update

- 3.19 Officers have been progressing feasibility work to establish opportunities for the viable redevelopment of the Community Hub site. Whilst there are no firm options yet on which to consult with residents and stakeholders, there are strong indications that a mixed use retail and community facilities development will be possible. It would be the intention to bring a report on this to a future Area Committee meeting.
- 3.20 In view of this potential and ongoing budgetary constraints it has been considered prudent to undertake a second inspection of the community centre classroom to determine whether the originally identified works are required immediately.
- 3.21 A further inspection of the Community Centre was commissioned and this has recommended that short term works would not be required if reprovision / refurbishment was to take place in the foreseeable future. Therefore the £40,000 previously allocated to the scheme has not been committed or spent.
- 3.22 On the same basis the remainder of the originally allocated £145,000 capital receipt from the sale of Woodsley Road Community Centre will no longer be required for the Little London Community Centre due to its proposed reprovision / refurbishment as part of a future development proposal in the next few years.

### **3.23 Welfare Reform**

- 3.24 The Government has embarked on a major programme of Welfare Reform which sees major changes happening in each year of the next three years. **Appendices 1- 6** provides information on the most significant changes over the next three years.

### **3.25 Leeds Citizens Panel**

- 3.26 As part of a process of developing the Leeds Citizens' Panel, a report was presented to the Area Chairs forum in November and the ten Area Committees in the December round of meetings. Attached is a matters arising note (**Appendix 7**) which summarises and provides clarification on the main issues raised across the ten area committee meetings.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

4.1.1 Elected members have been consulted on the content of this report. Public engagement has been undertaken in relation to the Planning Sub Group.

### **4.2 Equality and Diversity / Cohesion and Integration**

4.2.1 There are no equality and diversity issues in relation to this report.

### **4.3 Council Policies and City Priorities**

4.3.1 The Area Committee Functions and Priority Advisory Functions were approved by the Executive Board in June 2009. This approval was rolled forward to 2010/11 and is also being rolled forward to 2011/12 with amendments to the environmental delegation. The Area Functions are included in the Council's Constitution (Part 3, section 3c).

### **4.4 Resources and Value for Money**

4.4.1 There are no resource implications as a result of this report.

### **4.5 Legal Implications, Access to Information and Call In**

4.5.1 There are no legal implications or access to information issues. This report is not subject to call in.

### **4.6 Risk Management**

4.6.1 There are no risk management issues relating to this report.

## **5 Conclusions**

5.1 This report provides members with an update on recent Sub Group business, the position in relation to the Little London Community Centre, information on the governments Welfare Reforms and an update on the Leeds Citizens Panel.

## **6 Recommendations**

6.1 Members are asked to:

- Note and action as appropriate the Key Messages from Sub groups as set out in section 3.
- Note the update on Little London Community Centre.
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- Note the briefing note on Leeds Citizens Panel.

## **7 Background documents**

Council Constitution

Appendix 1: Welfare Reform (Report 1) – Area Committee Chair’s Forum - 3<sup>rd</sup> Nov 2011.

Appendix 2: Welfare Reform (Report 2) – Area Committee Chair’s Forum - 3<sup>rd</sup> Nov 2011.

Appendix 3: Welfare Reform (Report 3) – Area Committee Chair’s Forum - 3<sup>rd</sup> Nov 2011.

Appendix 4: Welfare Reforms: Cross ALMO / BITMO Action Plan 2011/12

Appendix 5: Welfare Reform Timetable

Appendix 6: Letter from Councillor Kieth Wakefield

Appendix 7: Matters Arising Note: Leeds Citizens Panel Report to Area Committees – February 2012.