

Plans Panel (City Centre)

Thursday, 16th February, 2012

PRESENT: Councillor B Selby in the Chair

Councillors G Driver, J Jarosz, J McKenna,
E Nash, A Castle, A Blackburn, C Fox and
C Macniven

52 **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:

Councillor A Castle – Application 11/04825/FU for Student Flats at 20-28 Hyde Terrace, Woodhouse – declared a personal interest as a member of Leeds Civic Trust, as the Civic Trust had commented on the scheme (minute 56 refers)

Councillor C Fox – Application 11/04825/FU for Student Flats at 20-28 Hyde Terrace, Woodhouse – declared a personal interest as his son attends the University of Leeds, although it was noted that this was not strictly an interest for the purposes of the Members Register of Interests (minute 56 refers)

53 **Apologies for Absence**

Apologies for absence were received from Councillors Campbell, M Hamilton and S Hamilton. The Panel welcomed Councillors Fox and Macniven as substitutes for Councillors G Latty and S Hamilton respectively

54 **Minutes**

Minute 50 former Yorkshire Chemicals site – the Panel noted a request that a concern expressed over the maisonette style of the proposed house design be included

RESOLVED – That, subject to the inclusion of the amendment detailed above, the minutes of the meeting held 22nd December 2011 be agreed as a correct record

55 **Matters Arising**

Leeds Core Strategy – the Head of Planning Services reported the Core Strategy document had been accepted by Executive Board on 10th February 2012 and would be placed on deposit for representations for a 6 week period prior to being presented to Council and submission to the Secretary of State. The implications for the city centre area would be presented to the next Panel meeting. It was noted that the Core Strategy now had status as a material planning consideration and Members discussed the need for clarity on relevant legislation when considering planning applications.

Regional Spatial Strategy The Head of Planning Services confirmed that the RSS had not yet been abolished but would be replaced by the Core Strategy in due course

Localism Act - It was reported that the Localism Act had been enacted in part, but that the Neighbourhood Planning proposals would require secondary legislation which had not yet been implemented. Leeds awaited news of whether the 4 pilot areas had received grants to fund the schemes.

56 Application 11/04825/FU - 20 - 28 Hyde Terrace, Leeds LS2 9LN

Further to minute 32 of the meeting held 27th October 2011 when the Panel received a pre-application presentation on early proposals for a student flat development with associated cycle storage and landscaping at 20-28 Hyde Terrace Leeds LS2, the Chief Planning Officer submitted a report on the application now received.

The report also set out the developers' response to comments made by Panel at the October meeting relating to car parking, the design and dimensions of the new wings, the cluster flats and the relationship of the wings with the main building.

Plans and photographs of the site were displayed at the meeting along with architects' drawings of the proposals. Members had visited the site prior to the meeting. Officers drew attention to the following matters:

- The proposed treatment to the side street between Nos. 30 and 28 which included footpath resurfacing and widening with "no waiting" Traffic Regulation Orders to be implemented on the eastern side of the street
- The design of the 27 space basement cycle store would be conditioned
- Slides showing levels and cross sections were displayed to show that the basement flats had sufficient outlook and light
- The render to the gable end of No. 20 to be removed and three small windows established
- Eastern new build wing – red brick construction with copper cladding with larger glazed areas to the main windows located to overlook the internal courtyard space
- Western new build wing – red brick construction designed to be in keeping with the adjacent listed terraces

Officers stated that two additional conditions were required as follows:

- Details of the bin storage location of and level of recycling
- Details of the plant equipment to be introduced to the basement to ensure this does not exceed normal decibel levels

The Panel went on to consider the following matters:

- Design and height of the western extension, particularly the gable end. There was discussion on the appearance of this wing on the streetscene which appeared to be "offset" from the main building. Members considered that its appearance on the streetscene would be improved if it was aligned with the gable of the main building.
- Members noted the response that the new gable design was similar to the existing and that this approach provided definition between the old and the new build; ensuring the new wing remained subservient to the main building which retained its dominance in the scheme. Furthermore, a single roof line

would present too much massing on the street and the offset also allowed for the footpath to be widened.

- Impact of the design and implementation of new railings around the front garden on the Conservation Area. Members noted that the developer was keen to secure the garden area but commented that the railings should be Victorian period style. Officers responded that the railing design could be addressed through the general hard and soft landscaping condition
- Nil provision of car parking. Members discussed the “no car” requirement; noting that student occupancy would incur less traffic impact than the previous use of the main building or sale/lease of the flats on the open market. The response that the associated Travel Plan would refer to but could not condition the “no car” requirement was noted. The developer would seek to enforce this through tenancy agreements with the student residents.
- Trees. Members noted that both the sycamore and laburnum tree lay outside of the development.

Members broadly supported the scheme and commended the proposals as being sympathetic to the existing building and the surrounding Conservation Area

RESOLVED – That the application be granted subject to the specified conditions contained within the submitted report (and any others which might be considered appropriate) plus additional conditions highlighted at the meeting to cover:

- Details of the bin storage location of and level of recycling
- Details of the plant equipment to be introduced to the basement to ensure this does not exceed normal decibel levels
- Details of the railings to be submitted within the hard/soft landscaping proposals

57 Date and time of next meeting

RESOLVED – To note the following arrangements:

- Thursday 8th March 2012 at 1.30 pm (additional meeting)
- Thursday 15th March 2012 at 1.30 pm