

Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 15th March 2012

Subject: APPLICATION 11/05218/FU – USE OF CLEARED SITE FOR LONG STAY CAR PARK (170 SPACES), LAND NORTH OF GLOBE ROAD (GLOBE ROAD A), HOLBECK, LEEDS

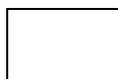
APPLICANT
West Register

DATE VALID
12/12/11

TARGET DATE
6/2/12

Electoral Wards Affected:

City & Hunslet



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION: APPROVE subject to the specified conditions (and any others which might be considered appropriate).

1. The use hereby permitted shall be discontinued and the land restored to a condition the details of which shall have been submitted to and approved in writing by the Local Planning Authority on or before 15th March 2017.

To comply with the aims of the Council's transport strategy in accordance with adopted Leeds UDP Review (2006) policy CCCCP1.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

3. Unless otherwise agreed in writing, full details of both hard and soft landscape works, including an implementation programme stating the works shall be completed within three months from the date of this permission, shall be submitted to and

approved in writing by the Local Planning Authority within one month from the date of this permission. Landscape works shall include

- (a) boundary details and means of enclosure,
- (b) method of delineating parking spaces,
- (c) hard surfacing areas,
- (d) any CCTV, lighting structures, bollards, hoardings, public art,
- (e) planting plans
- (f) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and
- (g) schedules of plants noting species, planting sizes and proposed numbers/densities,
- (h) improvements to the appearance of the security booth.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds UDP Review (2006) policies GP5, N25 and LD1.

4. If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

To ensure maintenance of a healthy landscape scheme, in accordance with adopted Leeds UDP Review (2006) policies GP5 and LD1.

5. Development shall not commence until a scheme detailing surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The details should be in accordance with the council's Minimum Development Control Standards for Flood Risk. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

To ensure sustainable drainage and flood prevention in accordance with policies GP5, N39A of the adopted Leeds UDP Review (2006) and PPS25.

6. Before the development comes into use the developer shall submit to the council for approval details of a "Flood Risk Management Plan" for the site. The Plan should include details of arrangements for the evacuation of the site in the event of any severe flooding.

To ensure the site can be appropriately evacuated in the event of severe flooding in accordance with policies GP5 of the adopted Leeds UDP Review (2006) and PPS25.

7. Surface water from areas used by vehicles shall be passed through an oil and petrol interceptor of adequate capacity prior to discharge to the public sewer. The interceptor shall be retained and maintained thereafter.

To ensure pollution prevention in accordance with adopted Leeds UDP Review (2006) policy GP5 and PPS25.

8. Within three months of the date of this permission, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

To ensure successful aftercare of landscaping, in accordance with adopted Leeds UDP Review (2006) policies GP5 and LD1.

9. Within one month of this permission, full details of the security operations at the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented immediately and carried out thereafter.

To ensure appropriate security measures are in place in accordance with adopted Leeds UDP Review policy GP5.

Reasons for approval:

In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan, policy CCCC1, the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, T2, T24A, N19, N25, LD1, CCP2.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

1.0 INTRODUCTION:

- 1.1 This application is one of the long stay commuter car applications to be considered under policy CCCC1. This report should be read in conjunction with the umbrella report to this Plans Panel for those applications being considered under CCCC1. This application is one of five applications submitted by the same applicant on adjacent sites on Globe Road in Holbeck Urban Village (HUV).

2.0 PROPOSAL:

- 2.1 The application proposal is for a 170 space long stay car park. It is proposed to introduce a continuous landscape buffer of trees and shrubs to the Globe Road and canal frontages. A small area of planting approximately 15m² is introduced in the centre of the car park. The existing chain link fence on Globe Road is proposed to be removed and replaced with a post and rail timber fence. An existing security booth is to be retained.

3.0 SITE AND SURROUNDINGS:

3.1 The site is located between Globe Road and the canal. The site is located within the defined City Centre boundary and Holbeck Urban Village and is partially within the Holbeck Conservation Area. The site is within Flood Risk Zone 3. The surrounding area contains a mix of commercial developments, cleared sites and some limited leisure and residential uses.

3.2 The site is cleared and is operated as an unauthorised long stay commuter car park for 202 cars. The site is enclosed by a chain link fence to Globe Road, the railway viaduct to the west and a brick wall to the north (canal) and east.

4.0 RELEVANT PLANNING HISTORY:

4.1 08/00065/NCP3: Enforcement action commenced in 2008 regarding the unauthorised change of use of the site to a long stay commuter car park, this notice was appealed. The appeal was allowed but only with conditions restricting the car park to short stay only.

4.2 09/05209/EXT: Extension of time for outline application to erect mixed use development with hotel residential A2/A3/A4/A5/B1/D1 uses and car parking, approved 29/11/10.

5.0 HISTORY OF NEGOTIATIONS:

5.1 None.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Site notice posted 23/12/11.

7.0 CONSULTATIONS RESPONSES:

7.1 Statutory:

7.2 Highways Agency: The Highways Agency has reviewed the planning application and has concluded that the site will have a minimal impact on the Strategic Road Network (when considered in line with the highway impact scoring criteria.) In the context of the CCCCP1 policy and associated 3200 space cap, the Highways Agency does not have any objection to the proposal.

7.3 Environment Agency: The site is liable to flooding during a flood event on the River Aire greater than a 1 in 100 year event due to flood water flowing along the canal. The applicant should sign up to appropriate flood warning systems. Sustainable Urban Drainage Systems (SUDS) should be used to manage the surface water drainage and, dependent on the type of SUDS used, an oil interceptor may need to be installed.

7.4 Non-statutory:

7.5 LCC Flood Risk Management: The site should be drained in accordance with the council's minimum development control standards for flood Risk. No objection subject to standard conditions.

7.6 West Yorkshire Ecology: The site is adjacent to the Leeds Liverpool Canal SEGI and native planting species should be introduced to help enhance the biodiversity of the area and screen the car park from the canal.

- 7.7 West Yorkshire Police Architectural Liaison Officer: The assessments carried out by officers with regard to safety and security is appropriate.
- 7.8 British Waterways: Full details of the drainage should be provided via a condition.
- 7.9 Highways: Information submitted within TA is in accordance with UDP policy CCCC1 for the size of the car park, the access accords with the LCC Street Design Guide SPD and visibility splay standards in both directions for type of road are acceptable. There would be a small impact on the local network.

8.0 PLANNING POLICIES:

- 8.1 The policy background and process for assessing each submitted application is discussed in the umbrella report on this agenda.

9.0 MAIN ISSUES:

- The application is primarily considered against the criteria identified in policy CCCC1:
 - Highways implications.
 - Safety and security.
 - Appearance/Biodiversity.
 - Temporary and/or additional uses.

10.0 APPRAISAL:

10.1 Highways implications

- 10.2 The Transport Assessment was submitted in accordance with the guidance provided. The HA felt there would be a minimal impact on the strategic road network and LCC highways officers felt there would be a small impact on local network. The site access provides suitable visibility splays and no highways issues arise.

10.3 Safety and Security

- 10.4 The site is enclosed therefore access is limited to the single main entrance and no additional escape routes are provided. There is a security booth but no detail of its operation is provided. No lighting or CCTV are proposed and there is limited natural surveillance. On balance the site is considered to provide adequate safety and security although below average when compared with others being considered under CCCC1.

10.5 Appearance/Biodiversity

- 10.6 The planting depth along the Globe Road frontage is fairly significant and therefore would provide a good buffer to the parking area. The planting along the boundary with the canal is more limited but will also soften the edge of the site. The car park could have been broken up with further planting throughout the site but as highlighted above, reasonable screening is provided. The new post and rail timber fence to Globe Road will be a significant improvement on the existing and enhance the Conservation Area.

10.7 Temporary and/or additional uses

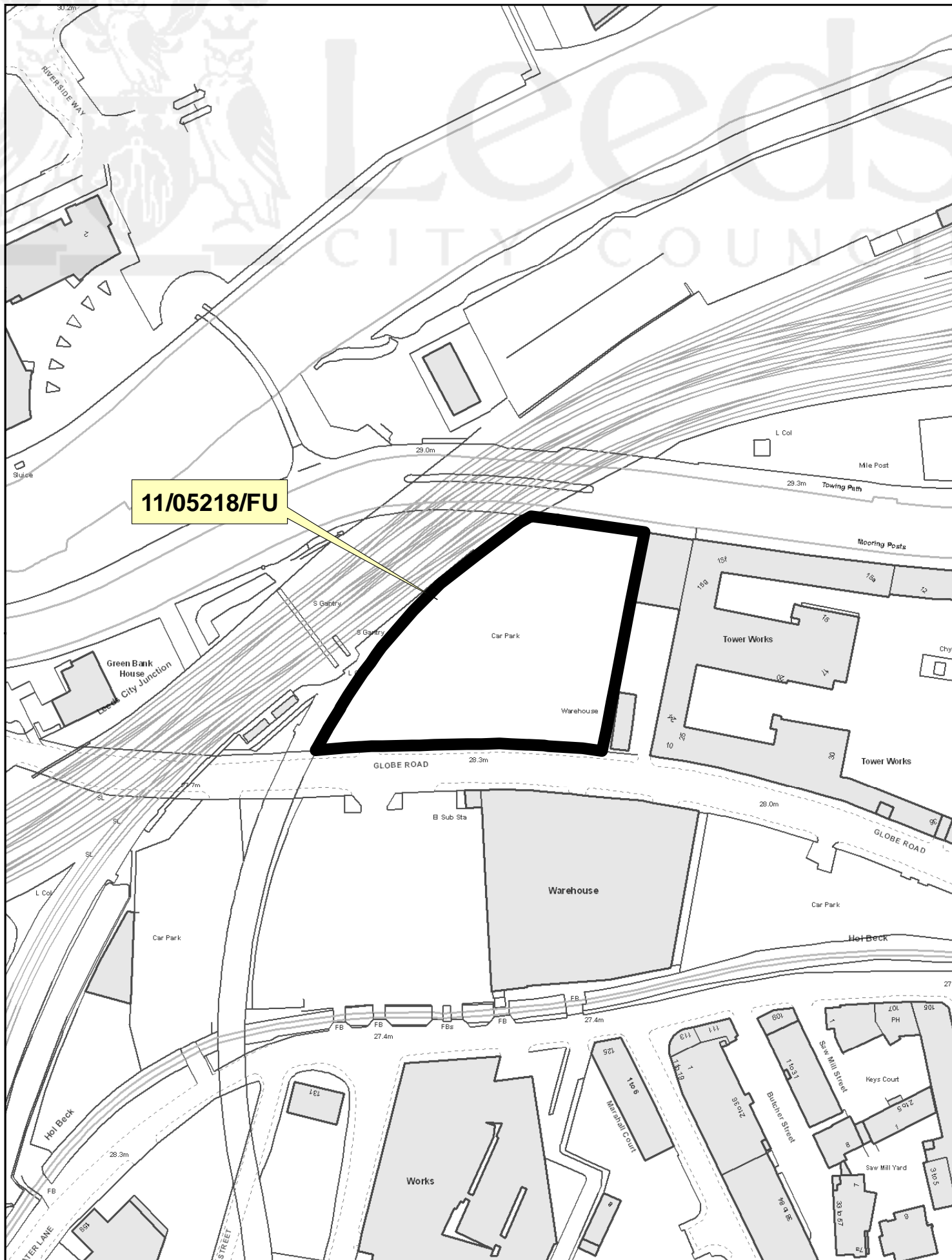
- 10.8 No temporary uses are proposed. The applicant could have combined this site with the four adjacent sites to produce temporary uses to the benefit of HUV or provided smaller benefits such as electric charging points.
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11.0 CONCLUSION:

- 11.1 Based on an assessment against the criteria within UDPR policy CCCP1 this application was considered to have an acceptable impact on the highway and is considered to provide adequate safety and security. The hard and soft landscaping proposed will significantly improve the appearance of the site along Globe Road and the Conservation Area. It is therefore considered on balance that it betters the other site proposals (recommended for refusal) when evaluated in terms of the quality and provision of the benefits recommended by the CCCCP1 policy and is recommended for approval.

12.1 BACKGROUND PAPERS:

- 12.2 Application file 11/05218/FU and previous enforcement file 08/00065/NCP3.
Certificate of Ownership – Certificate A signed by the agent.



11/05218/FU

CITY CENTRE PLANS PANEL