



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

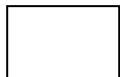
Date: 15th March 2012

Subject: APPLICATION 11/05216/FU – USE OF CLEARED SITE FOR LONG STAY CAR PARK (83 SPACES), CAR PARK E, GLOBE ROAD, HOLBECK, LEEDS

APPLICANT	DATE VALID	TARGET DATE
West Register	12/12/11	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 CCCC1.

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.

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.

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 an 83 space long stay car park. It is proposed to introduce new tree and shrub planting in pockets along the Globe Road boundary. An area of planting is also introduced to the corner of the site adjacent to the Globe road/Water Lane junction to provide a buffer. The existing brick boundary wall is to be refurbished including having a new coping installed.

3.0 SITE AND SURROUNDINGS:

3.1 The site is a triangular piece of land located between Globe Road and Water Lane. The site comes to a point at the junction of these two roads. The industrial drainage channel, Hol Beck, runs along the southern boundary of the site. The site is located within the defined City Centre boundary and Holbeck Urban Village and 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 115 cars. The site is enclosed by low brick and stone walls and timber hoardings to Globe Road and Hol Beck and a warehouse to the west.

4.0 RELEVANT PLANNING HISTORY:

4.1 08/01491/UCU3: 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 08/05440/FU: 5 storey 78 bedroom hotel, 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 Non-statutory

7.4 British Waterways: No objection.

7.5 West Yorkshire Ecology: No objection.

7.6 West Yorkshire Police Architectural Liaison Officer: The assessments carried out by officers with regard to safety and security is appropriate.

7.7 Highways: Information submitted within TA is in accordance with UDP policy CCCCP1 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 an insignificant impact on 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 CCCCP1:
 - 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 an insignificant impact on local network. The site is very small and utilises an existing access therefore no highways issues arise.

10.3 Safety and Security

10.4 The site is fully enclosed therefore access is limited to the single main entrance and no additional escape routes are provided. The site is unmanned and no lighting or CCTV are proposed. However, the site is at a prominent junction and is overlooked by other uses therefore some natural surveillance is possible. 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 site is very small therefore there is limited scope for enhancement. There are some enhancements proposed in the form of tree and shrub planting along the Globe Road boundary and at the junction of Globe Road and Water Lane. This will improve the appearance of the site on the approach along Water Lane. The boundary wall is to be refurbished and made a consistent height with new coping, this will further enhance the appearance of Globe Road in conjunction with the works taking place at Tower Works. Further landscape enhancement could have been made along the Hol Beck boundary and the areas of planting could have been increased or considered in a more co-ordinated manner with the other adjacent sites submitted by the same applicant. However, there is still a significant improvement to this prominent site to the benefit of the appearance of the Holbeck Conservation Area.

10.7 Temporary and/or additional uses

10.8 No temporary uses are proposed. This may be considered reasonable for such a small site; however, 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.

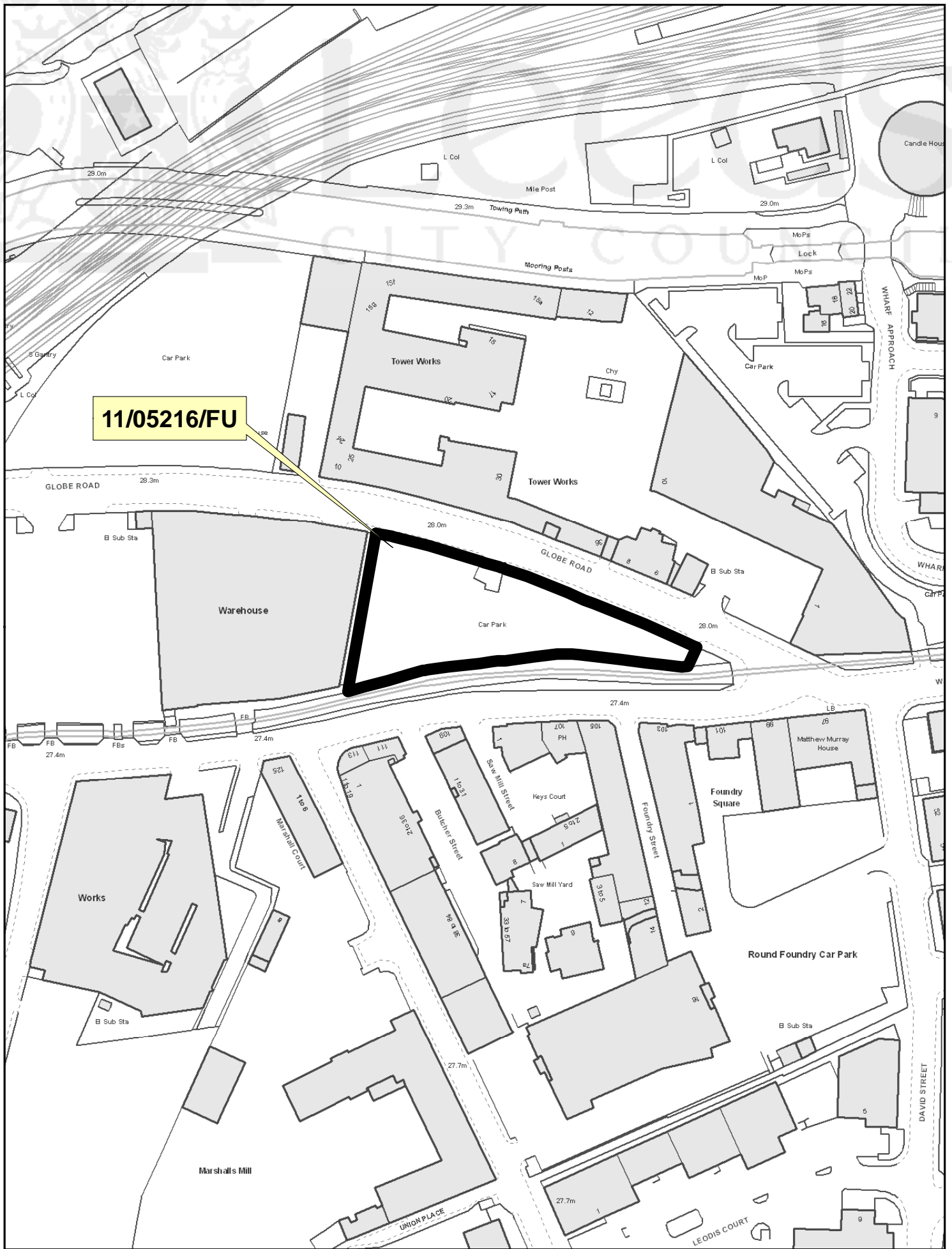
11.0 CONCLUSION:

11.1 Based on an assessment against the criteria within UDPR policy CCCC1 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 improve the appearance of the site, particularly on the approach from the east on Water Lane and along Globe Road. These improvements will enhance the CA in conjunction with those works to Tower Works. 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 CCCC1 policy and is recommended for approval. The proposal also has a positive impact on the character of the Holbeck Conservation Area.

12.1 BACKGROUND PAPERS:

- 12.2 Application file 11/05216/FU and previous enforcement file 08/01491/UCU3.
Certificate of Ownership – Certificate A signed by the agent.



11/05216/FU

CITY CENTRE PLANS PANEL

