



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 30th August 2012

Subject: PRE-APPLICATION - PREAPP/12/00278 – 223 BEDROOM STUDENT ACCOMMODATION DEVELOPMENT AT WOODHOUSE SQUARE, WOODHOUSE, LEEDS 3.

Electoral Wards Affected:

Hyde Park and Woodhouse

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 Developer will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION:

1.1 This pre-application proposal is brought to Panel as it is for a major development of over 200 student residential units within the Woodhouse Square Conservation Area. The site has previously had approval for a large residential development in 2006

2.0 SITE AND SURROUNDINGS:

2.1 The site operates as a short stay car park but formerly comprised of two school buildings and a play ground. The site is located on the fringes of the City Centre in a mixed use area with predominantly residential uses adjoining it to the north and west and predominantly business and institutional uses adjoining it to the south and east.

2.2 The site is located in the heart of the Woodhouse Square Conservation Area, to the western side of Woodhouse Square, which benefits from a heritage of predominantly Victorian buildings. There are also a number of listed buildings within the vicinity of the site including the adjoining Waverley House, and the nearby Swathmore College, both grade II. The site is within the Area of Housing Mix.

3.0 HISTORY OF NEGOTIATIONS

- 3.1 Officers first met with the applicant in September 2011. One further meeting took place in July 2012 with written communication taking place between these dates.
- 3.2 Application 20/147/05/FU was granted permission for 72 flats in three blocks on 26/4/06 after being accepted in principle at the 18/8/05 Panel. This application included a condition preventing student occupation. Application 07/07115/FU sought to remove this condition and therefore permit occupation by students. On 7/2/08 Panel overturned an officer recommendation to approve therefore the application was refused 3/3/08.
- 3.3 Application 12/02636/FU seeks approval for the continued use of the short stay car park originally approved for a temporary period of two years in May 2010.

4.0 PROPOSAL

- 4.1 It is proposed to erect a large student residential building up to six storeys in height. The building will provide 223 bed spaces and will not include car parking. The building will be finished in red brick with some stone detailing and glazed top floor. The windows are in a simple regular pattern and there will be brick boundary walls with railings on top. An area of amenity space is provided in the centre of the site.
- 4.3 As highlighted above, the application is located in the Area of Housing Mix as defined by the UDPR that seeks to encourage opportunities for the provision of purpose-built student housing in order to reduce the pressure on the rest of the housing stock. It does not resist student housing accommodation subject to the satisfaction of a number of criteria (see below). Through this policy it is hoped that pressure on conventional housing would be relieved.
- 4.4 The adopted H15 policy against which this proposal would be determined reads:

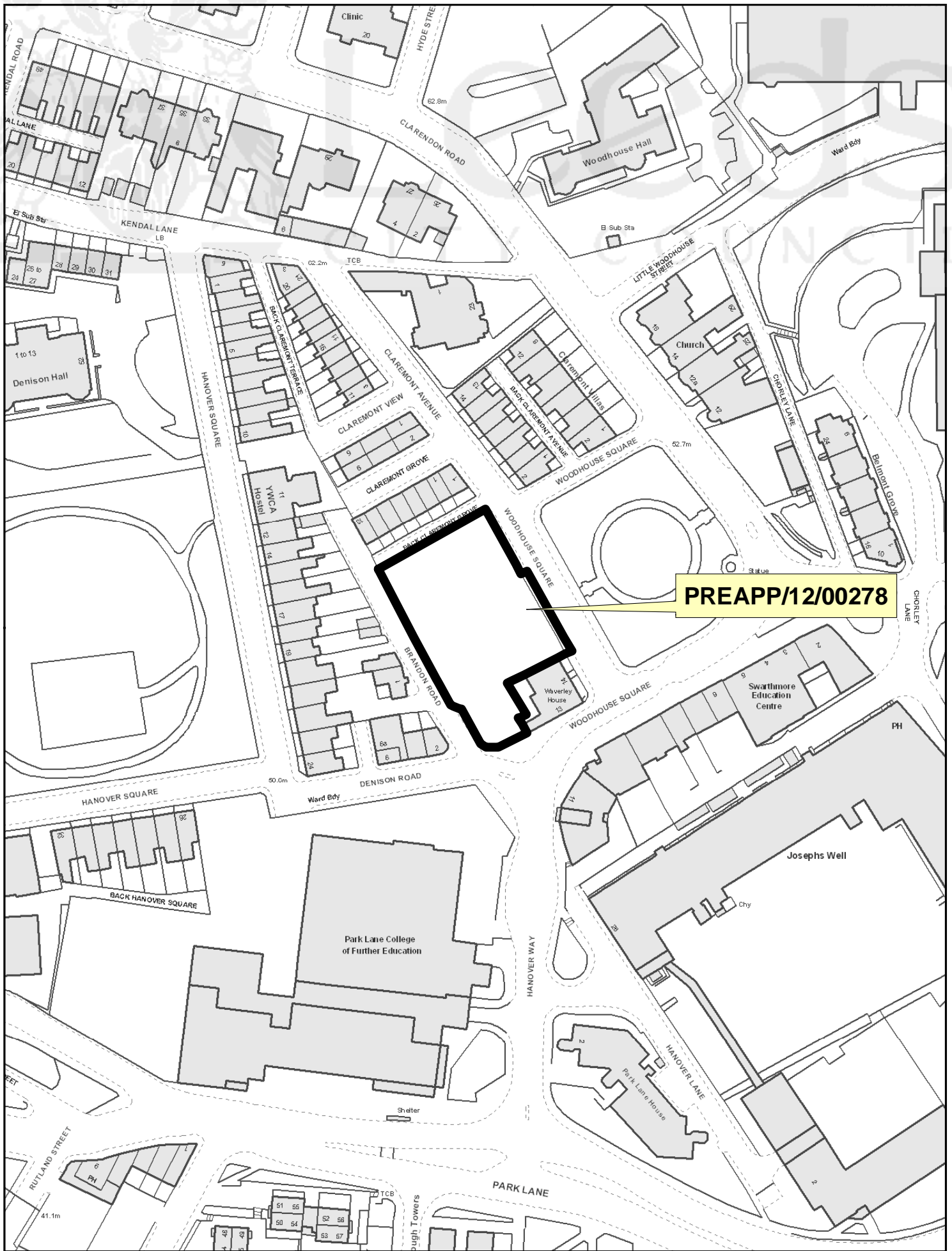
WITHIN THE AREA OF HOUSING MIX PLANNING PERMISSION WILL BE GRANTED FOR HOUSING INTENDED FOR OCCUPATION BY STUDENTS, OR FOR THE ALTERATION, EXTENSION OR REDEVELOPMENT OF ACCOMMODATION CURRENTLY SO OCCUPIED WHERE:

- i) The stock of housing accommodation, including that available for family occupation, is not reduced in terms of quantity and variety;*
- ii) There would be no unacceptable effects on neighbours living conditions through increased activity, either from the proposal itself or combined with existing similar accommodation;*
- iii) The scale and character of the proposal would be compatible with the surrounding area;*
- iv) Satisfactory provision would be made for car parking; and*
- v) The proposal would improve the quality or variety of the stock of student housing.*

5.0 ISSUES

Members are asked to consider the following matters:

- i. Do Members accept the principle of student housing on this site?
- ii. Do Members accept the principle of a car free scheme?
- iii. Is the scale, form and design of the building acceptable and its relationship with the adjacent listed building?



PREAPP/12/00278

CITY CENTRE PLANS PANEL

