



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 13th September 2012

Subject: PRE-APPLICATION PRESENTATION FOR A PROPOSED REPLACEMENT SECURE UNIT, LAND OFF TILE LANE, ADEL. (PREAPP/12/00835)

APPLICANT	DATE VALID	TARGET DATE
Public Private Partnership Unit - LCC		

Electoral Wards Affected:

Adel

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

For Members to note the content of the report and presentation and to provide any comments on the proposals.

1.0 INTRODUCTION:

- 1.1 Secure Children's Homes form part of the secure estate developed and managed by the Youth Justice Board (YJB) to accommodate 10-17 year olds committed to custody by the courts. The YJB aims to ensure that all boys aged under 15 and girls under 17 are cared for either in secure training centres or secure children's homes. The long term strategy for the YJB involves developing a secure estate which meets the aspirations of the Every Child Matters agenda, is child/young person centred and enables young people in secure accommodation to achieve their full potential through high quality care, educational opportunities and training leading to a reduction in re-offending.
- 1.2 Leeds City Council contracts with the YJB to provide secure accommodation for children through the existing Secure Children's Home at East Moor. It is a registered children's home, licensed by the DfE, regulated by OfSTED and managed by Leeds

City Council through the Children's Services. The YJB monitors performance through commissioning arrangements.

- 1.3 A proposal has been submitted to the Department for Education (DfE) to allow the City Council to replace the current East Moor Secure Children's Home. The key driver to replace East Moor is that the existing buildings do not meet the current standards set by OfSTED and the Youth Justice Board (YJB).
- 1.4 Leeds City Council have an opportunity to invest the capital grant from the DfE of £12.55m to rebuild a 24 bed Secure Children's Home within the defined timescales and funding profile.

2.0 PROPOSAL:

- 2.1 This proposal is for the replacement of the existing 36 bed Eastmoor Secure Children's Home on land to the immediate south of the existing centre with a 24 bed single storey unit. The existing unit will then be demolished as part of the final phase of development with the land potentially used for housing purposes and linked to the adjacent housing allocation with access off Eastmoor Lane.

3.0 SITE AND SURROUNDINGS:

- 3.1 The proposed site is located in the settlement of Adel some 6km north of Leeds City Centre. The site forms part of an area which has previously been used as a school site and more recently as student accommodation by Leeds Met University. The site has been vacant for some time and is in need of redevelopment.
- 3.2 The site (including the whole former campus area) comprises of a number of buildings of differing uses and styles including houses, dormitories, school buildings and a church. The main school dormitory and the church have recently been listed as Grade II structures. The site is distinctive in nature, abutting attractive open countryside and containing mature woodland (some of which have tree protection orders), open areas and attractive landscape features.
- 3.3 To the north of the site lies the existing operational secure unit, to the east is woodland with residential properties fronting Spring Hill in the south east corner. To the south lies Tile Lane which is generally open and rural in nature although there is ribbon development along a small part of the road frontage. Beyond, and further south, lies East Moor School Farm with open countryside beyond. To the west also lies woodland cover which provides not only recreational space with paths and tracks but also acts as a buffer area between the site and residential development beyond.
- 3.4 The topography of the site is sloped from the south west to the north east with a gradual variation in land levels of at least some 7m.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 07/03001/FU - Laying out of access road, erection of 67 dwellings and landscaping. Approved 23.12.2008.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The applicant has been engaged in pre-application discussions with the applicant since mid 2010.

6.0 PLANNING POLICIES:

- 6.1 The development plan includes the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006) (UDP) along with relevant supplementary planning guidance and documents. The Local Development Framework will eventually replace the UDP but at the moment this is still undergoing production with the Core Strategy still being at the draft stage. The adopted Leeds UDPR (2006) Proposals Map identifies the site as a designated residential allocation H3 -1A.35. There are a number of relevant policies in the adopted Leeds UDP Review (2006) as follows:

BD5: New buildings should be designed with consideration of their own amenity and surroundings.

H3: Phase 1 (2003-2008) includes unallocated previously developed windfalls in the main urban areas.

LD1: Landscape schemes to provide visual interest.

GP5: Development proposals should resolve detailed planning considerations.

N8: Urban Green Corridor.

N12: Urban design: Spaces between buildings of importance, new buildings should be good neighbours and respect character and scale of surroundings.

N13: Building design should be high quality and have regard to character and appearance of surroundings.

N32: Green Belt.

N50: Sites of ecological and geological interest.

N51: Buffer areas.

T2: Development should not create problems of highway safety.

T24: Parking standards should be met.

6.2 Supplementary Planning Guidance / Documents:

SPG Neighbourhoods for Living.

Eastmoor Tile Lane Planning Brief.

Adel Neighbourhood Design Statement.

6.3 National Planning Guidance:

National Planning Policy Framework

6.4 General comments

- 6.5 The site is adjacent to Grade II Listed Buildings. The design of the development will need to carefully assess the impact it will have upon the setting of these Listed Buildings to help secure a well designed and integrated development to achieve a safe, secure and sustainable development. Good urban design principles will be a key planning consideration along with preserving and enhancing views to and from the green belt, the retention of TPO's and other important trees and landscape features and to ensure an appropriate level of greenspace and landscaping provision. It is considered that these planning objectives should be key material planning considerations.

- 6.6 To the east of the site lies the Meanwood Valley Local Nature Reserve and is also a Site of Ecological and/ or Geological Interest. Matters concerning the protection of this area and biodiversity management are key planning considerations.

- 6.7 Previous site surveys have confirmed the presence of bat roosts in a number of buildings on site. Demolition of these buildings would result in the obvious loss of

such roosts and replacements are therefore required. Circular 6/2005 provides advice on statutory obligations in the planning system on biodiversity.

General Highway comments

- 6.8 A transport assessment will be required to support the development together with relevant surveys, details of any proposed highway and public transport infrastructure improvements. A travel plan will also be required.
- 6.9 Highway colleagues have however raised specific issues and additional information details have been sought. This relates to:-
- How will Tile Lane be improved (width, surfacing, passing places, lighting, parking etc)?
 - How will safe pedestrian and vehicular access for residents, visitors and recreational users of the lane (need to talk to Public Rights of Way), a segregated pedestrian be maintained?
 - How/where will existing residents and their visitors who have to park on Tile Lane will be accommodated?
 - How will construction traffic be managed (particularly in terms of impact on the school)? Highways Officers have recently been made aware that the school also has a nursery and that there are movements to and from the school site (parents and children) beyond the main (am) and (pm) arrival and departure times.
 - Where will construction traffic be held outside of the site whilst waiting for school traffic to disperse?
 - Where will construction staff, plant, machinery and all other vehicles be parked ?Any overspill on to the adopted highway would not be tolerated.
 - A construction management plan will be necessary.
 - It may also help to set up regular communication with residents (liaison group) to keep them informed of progress and to allow them to voice any concerns during the length of the project.
- 6.10 In terms of car parking numbers, it is accepted that the operations of the secure unit constitute a special case, and is not located in a sustainable location and as a result the majority of those travelling to the site will drive. Surveys are therefore required to provide a realistic level of parking. Highway colleagues do not want to see overspill on the access road or surrounding residential streets.

7.0 MAIN ISSUES

1. Principle of development

2. Policy Issues
3. Urban Design issues
4. Landscape / tree issues
5. Highway issues
6. Drainage issues
7. Other matters

8.0 CONCLUSION

8.1 Members are asked to note the contents of the report and the presentation, and are invited to provide feedback on the issues outlined below:

- **What are Members thoughts on the principle of development?**
- **Based on the presentation, what are Members thoughts on the proposed design of the building and impact upon the adjacent listed buildings?**
- **What are Members views on the proposed highway and construction access arrangements?**
- **Based on the presentation, what are Members views on the site landscape proposals and impact upon protected trees?**

Final drawings are to be taken from the drawings
 All drawings to be checked on the day they are submitted
 to the client.
 CDMA
 Model/Revision: 1.0/1.0. Revision has been undertaken
 of the drawings in accordance with the requirements
 of the Construction (Design and Management) Regulations 2007
 and the 'Quality Gateway for Design'.

2 Boundary Line requires no records
 1 Change to building footprint requires no records at
 reception (04/11/17)

Drawn: CD Date: 20/11/17
 Checked: PM Date: 20/11/17
 Drawn: CD Date: PM Date: 09/11/17

keppie

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Leeds City Council

Project: East Moor Secure Children's Home

Drawings: Site Plan

Project No: 21/2018
 Drawing No: KD-EM-G/00/XXX-001
 Revision: 02

Information
 Created: CD
 Date: 03/01/17
 Checked: PM
 Date: 03/01/17
 Approved: PM
 Date: 03/01/17

