



**Report of the Chief Planning Officer**

**CITY PLANS PANEL**

**Date: 17<sup>th</sup> January 2013**

**Subject: APPLICATION 12/04465/FU – TWO REPLACEMENT MOVABLE WEIRS AND ASSOCIATED INFRASTRUCTURE ON THE RIVER AIRE AT LEEDS WEIR AND KNOSTROP WEIR**

**APPLICATION 12/04466/LI – LISTED BUILDING APPLICATION FOR DEMOLITION OF LEEDS WEIR.**

**APPLICANT**

Leeds City Council – Mr  
Oliver Priestley

**DATE VALID**

24/10/12

**TARGET DATE**

12/04465/FU – 23/1/13  
12/04466/LI – 19/12/12

**Electoral Wards Affected:**

**City & Hunslet  
Burmantofts and Richmond Hill**

Yes Ward Members consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATIONS:**

**12/04465/FU - GRANT PERMISSION subject to the conditions and reason for approval set out in Appendix 1 (and any others which might be considered appropriate).**

**12/04466/LI - Agree in principle and defer and delegate to allow the application to be referred to the Secretary of State for the Department of Communities and Local Government subject to the conditions and reason for approval set out in Appendix 1 (and any others which might be considered appropriate).**

**1.0 INTRODUCTION:**

1.1 There are currently no formal flood defences along the River Aire in Leeds. Informal defences are discontinuous and many are likely to fail in severe flood conditions. In June 2007, January 2008 and again in recent weeks the city came very close to experiencing major flooding. It has been estimated by the Environment Agency (EA)

that over 4,500 properties are at risk and approximately £400 million of direct damage would be caused by a major flood in Leeds. Leeds City Council (LCC) is currently working with other organisations such as the Environment Agency (EA), Yorkshire Water and the Canal and River Trust (CRT) (formerly British Waterways) in developing a flood defence scheme for the city.

- 1.2 Members have previously received presentations regarding flood defences to provide a 1 in 200 year standard of protection for a much larger area from Newlay Bridge in Horsforth to Swllington Bridge at Woodlesford. Due to funding difficulties relating to the 1 in 200 year scheme, Executive Board agreed that the Council should take the lead role on a phased project that initially seeks delivery of a 1 in 75 year standard of protection for the City Centre from Leeds Station to Knostrop Cut by 2015. The first phase of the 1:75 year standard of protection is the removal of the two existing weirs, Leeds Weir and Knostrop Weir, and a replacement with two movable weirs. Future phases that introduce formal defences expand the area covered and increase the standard of protection to 1 in 200 years will be considered at a later date. The proposed works for the initial phase are identified in section 2 below and are recommended for approval.
- 1.3 A pre-application presentation was given to City Centre Panel on 21<sup>st</sup> June and the East Panel on 12<sup>th</sup> July 2012, minutes of these meetings are provided at Appendix 2.

## **2.0 PROPOSAL:**

- 2.1 It is proposed to remove the existing weirs at Leeds Weir and Knostrop Weir and introduce two movable weirs that will allow the river levels to be controlled to prevent flooding during high flows.
- 2.2 The whole of Leeds Weir is to be removed but two small sections are to be returned in to the river and therefore act as a relic to the former weir. A control room will be constructed on a platform cantilevered over the river from the northern bank adjacent to Turlow Court.
- 2.3 The whole of the existing Knostrop Weir is removed and the new movable weir introduced approximately 40m downstream.
- 2.4 Fish passes are incorporated into both schemes and there is an eel pass at the new Leeds weir. The new weir at Knostrop will also include a hydropower turbine that will provide electricity to the Wastewater Treatment Works at Knostrop.
- 2.5 The movable weirs comprise of a row of steel gate panels supported on their downstream side by inflatable air bladders. The pressure in the bladders can be varied to control the height of the gate panels and therefore control the water levels. The gates would be in the upright position for the vast majority of the time but would be lowered with the on-set of a flood event. The weirs are lowered with gravity and do not require a power source therefore significantly reducing any potential operational failure. There is the potential to operate the gates panels independently to allow a more flexible response to different flood events. The weir levels are set to match the existing crest levels. In normal operations water will pass over the weir obscuring the bladders and concrete base.
- 2.6 During construction, temporary cofferdams will be installed to control river flow and enable the works to take place. Stone removed from the existing weirs will be reused in the cladding of the new structures.

### **3.0 SITE AND SURROUNDINGS:**

- 2.1 The proposed works take place within the River Aire and adjacent land at Leeds Weir and Knostrop Weir.
- 2.2 Leeds Weir is a grade II listed structure built in stone and is located within the Central Area Conservation Area. The listing description for Leeds Weir states the weir is medieval in origin and was probably rebuilt in mid 19<sup>th</sup> Century during the building of the Clarence Dock area. The weir stretches from Fearn's Island to Turlow Court on the northern bank of the River Aire. There is a mix of residential and commercial properties in the area.
- 2.3 Knostrop Weir is located between Knostrop Cut and the northern bank of the River Aire upstream from Thwaites Mill. There is one residential property and a number of large scale commercial and industrial properties in the area. The Transpenine Trail stretches along Knostrop Cut, the trail is unaffected by the proposals.

### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 None.

### **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 A flood defence scheme has been under consideration since 2008 with the process previously being led by the EA. Due to funding difficulties it was agreed at Executive Board in February 2012 that LCC would take the lead role in delivering the phased scheme that initially provides a 1 in 75 year standard of protection for the City Centre area. Following the Executive Board resolution funding streams have been identified that have in turn influenced the planning process and the need to submit planning applications and obtain approvals to accord with the timescales set out by the funding bodies.
- 5.2 Council officers in Planning, Flood Risk Management, Conservation and Highways have been involved in the pre-application process as have other bodies including English Heritage.
- 5.3 Pre-application presentations were made to City Centre Panel on 21/6/12 and East Panel 12<sup>th</sup> July 2012. Members welcomed the proposals and minutes of the relevant meetings are provided at Appendix 2.
- 5.4 Following the pre-application presentations, officers continued to negotiate the schemes to ensure they complied with planning policy and delivered the best possible protection against future flood events.

### **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 The applications were advertised in the Yorkshire Evening Post 7/11/12 and site notices were erected at various locations around both sites on 2/11/12.
- 6.2 Hilary Benn MP strongly supports the proposals stating they are vital for the defence of the city from the serious flood risk faced.
- 6.3 Cllr Maureen Ingham supports the proposals.

6.4 Leeds Civic Trust very strongly support the scheme as the provision of the weirs is vital to the flood protection of Leeds City Centre. The waterfront's heritage will be provided with greater flood protection and hopefully the need for high walls to the river edges will be greatly reduced. The Trust is pleased to see the inclusion of a hydropower turbine within the design for the Knostrop weir and also the inclusion of fish passes at both weirs. It is considered the scheme, whilst removing an historic weir, provides major benefits in terms of heritage, wildlife and protection of the city from flooding. The Trust has lobbied prominent Government politicians to support the funding of the scheme.

6.5 Yorkshire Wildlife Trust would like to see conditions added to ensure protected species are protected and support the inclusion of fish passes. The hydropower turbine should ensure no damage is caused for fish and enhancements to biodiversity should be sought.

## **7.0 CONSULTATIONS RESPONSES:**

### **7.1 Statutory:**

7.2 English Heritage: No objection. Whereas the proposals require the demolition of a listed structure, the demolition is justified by the flood prevention benefits and there is little chance of the weir being brought back into its original use. The scheme is supported subject to appropriate archaeological recording and the introduction of interpretation panels.

7.3 Environment Agency: The EA supports the introduction of the new weirs as part of the overall flood protection scheme. Whereas the principle of the development is acceptable there are still outstanding detailed issues to be addressed.

7.4 Canal and River Trust: No objection subject to conditions.

7.5 Natural England: Enhancements should accord with the submitted surveys.

7.6 Council for British Archaeology: Leeds Weir is an important archaeological and heritage asset and is important visually in this sensitive location. The scheme is not sufficiently justified and should be refused. If the application is approved, a recording condition should be added.

### **7.7 Non-statutory:**

7.8 Coal Authority: No objection.

7.9 Conservation Officer: On balance, the harm caused by the loss of the listed structure is outweighed by the flood protection benefits of the scheme. The scheme will ensure the protection of many other heritage assets. The retention of a small section of the existing weir is welcomed.

7.10 Contaminated Land: Standard conditions recommended.

7.11 Environmental Protection Team: No objection.

7.12 Flood Risk Management: No objection subject to details of the downstream mitigation being provided prior to the commencement of development.

7.13 Highways: No objection.

- 7.14 Local Plans: The scheme is consistent with current and emerging local policy and national planning guidance.
- 7.15 Nature Conservation Officer: The mitigation and enhancement measures in the submitted surveys should be adhered to, conditions recommended.
- 7.16 Neighbourhoods and Housing (Air Quality): No objection.
- 7.17 Network Rail: The central pillar at Knostrop is in Network Rail ownership, if the Environment Agency is willing to maintain the pillar there is no objection, otherwise a formal maintenance agreement is required. The use of land to the northeast of the river may conflict with intended cycle routes in this area.
- 7.18 Public Rights of Way: The Transpennine Trail abuts the weirs but is not affected, no objection.
- 7.19 West Yorkshire Archaeology: Leeds Weir formed an important part of Leeds' industrial heritage and was rebuilt in its current form in the 19<sup>th</sup> century. A condition should be added to ensure thorough archaeological recording.
- 7.20 Yorkshire Water: No objection.

## **8.0 PLANNING POLICIES:**

- 8.1 Development Plan Policies
- 8.2 Regional Spatial Strategy (RSS): The RSS for Yorkshire and Humber was adopted in May 2008. The vision of the RSS is to create a world-class region, where the economic, environmental and social well-being of all people is advancing more rapidly and more sustainably than its competitors. Particular emphasis is placed on the Leeds City Region. The RSS states the region will pro-actively manage flood risk and ensure flood management facilitates development.
- 8.3 UDPR Designation: Leeds Weir is grade II listed, located within the Central Area Conservation Area and Riverside Quarter. Knostrop Weir has no relevant designations.
  - GP5:** Proposals should resolve detailed planning considerations.
  - BC7:** Use of local materials in Conservation Areas
  - N14:** Demolition or the substantial demolition of a listed building will only be permitted in exceptional circumstances and with the strongest justification.
  - N18A:** There will be a presumption against the demolition of a listed building that makes a positive contribution to a conservation area.
  - N18B:** In a conservation area demolition will not be granted unless a scheme of redevelopment has been approved.
  - N19:** Development within or adjoining Conservation Areas should preserve/enhance the character and appearance of the Conservation Area.
  - N29:** Sites and monuments of archaeological importance will be preserved and investigated in accordance with the detailed archaeological policies in the UDPR.
  - N49:** Biodiversity protection.
- 8.4 National Planning Guidance
- 8.5 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> March 2012. The NPPF states that unless material considerations indicate otherwise

development proposals which accord with the Development Plan should be approved. The framework, which includes guidance regarding building a strong, competitive economy, ensuring the vitality of town centres, promoting sustainable transport, and conserving the historic environment, is a material consideration. The NPPF states Local Planning Authorities should take full account of flood risk.

## 8.6 Emerging Policy

8.7 The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 and the consultation period closed on 12th April 2012. The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 14th November 2012 Full Council resolved to approve the Publication Draft Core Strategy and the sustainability report for the purpose of submission to the Secretary of State for independent examination pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004. Full Council also resolved on 14th November 2012 that a further period for representation be provided on pre-submission changes and any further representations received be submitted to the Secretary of State at the time the Publication Draft Core Strategy is submitted for independent examination.

8.8 As the Council have resolved to move the Publication Draft Core Strategy to the next stage of independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.

## 9.0 MAIN ISSUES

- The need for the defences.
- Removal of the listed Leeds Weir.
- Visual amenity including the impact on the Conservation Area.
- Biodiversity protection, mitigation and enhancement.
- Environment Agency comments.
- Network Rail comments.

## 10.0 APPRAISAL

### 10.1 The need for the defences

10.2 There are currently no formal flood defences along the River Aire in Leeds. Informal defences are discontinuous and many are likely to fail in severe flood conditions. In June 2007, January 2008 and again in recent weeks the city came very close to experiencing major flooding. It has been estimated by the Environment Agency (EA) that over 4,500 properties are at risk and approximately £400 million of direct damage would be caused by a major flood in Leeds.

10.3 The Council has committed significant resources, including direct funding over many years to ensure the delivery of a comprehensive flood protection scheme and these current proposals form the first phase of that comprehensive scheme. Future phases will complete a 1 in 75 year standard of protection for the city centre and include the introduction of raised defences along the river corridor and to Holbeck and the removal of Knostrop Cut. Subject to funding, it is hoped both the standard of protection and area protected will increase in years to come.

- 10.4 The protection of the city centre is considered essential to ensure it remains attractive to inward investors and therefore secure continued economic growth.
- 10.5 Removal of the listed Leeds Weir
- 10.6 Leeds Weir is a grade II listed structure built in stone and is located within the Central Area Conservation Area. The listing description for Leeds Weir states the weir is medieval in origin and was probably rebuilt in mid 19<sup>th</sup> Century during the building of the Clarence Dock area.
- 10.7 English Heritage consider the weir has archaeological, historic and communal significance and, according to the NPPF, its removal would be considered as 'substantial harm' that should only occur in exceptional circumstances and with appropriate justification. English Heritage considers that the nature of the weir and its context prevents its reasonable use and that no viable use of the weir in its current form is ever likely to be practical, in addition, grant funding is unlikely. The proposed scheme would protect many other listed buildings from flood damage. As such, English Heritage and the Council's Conservation Officer, consider that the proposed movable weir and the public benefits it provides outweigh the loss of the historic weir and therefore raise no objection. This policy approach is consistent with UDPR policies N14 and N18A that also permit the demolition of listed buildings in exceptional circumstances.
- 10.8 English Heritage have requested conditions be added that ensure the significance of both weirs is investigated, recorded and publicised through interpretation plaques at each site. Such conditions are considered appropriate and have been included.
- 10.9 Visual amenity including the impact on the Conservation Area
- 10.10 The listed Leeds Weir has a positive impact on the character of the Central Area Conservation Area and provides an attractive setting to other listed buildings in the area. Whereas the character of the area will change, the proposed weir will still be primarily under the water therefore the character of the flowing water will be similar to the present. There are additional structures added to the weir in the form of a central stone clad pillar and fish pass adjacent to Fearn's Island but the majority of these structures will be under water and therefore have little visual impact.
- 10.11 The control room proposed to be located adjacent to Turlow Court on the north bank has been sensitively designed and uses materials to complement the conservation area setting and is considered acceptable.
- 10.12 The proposed works at Leeds Weir are considered to preserve the character of the conservation area by maintaining the character of the flow of the river and utilising appropriate materials for the new structures that are visible above the water.
- 10.13 The works at Knostrop involve the removal of the existing weir and the introduction of the new weir, fish pass, hydroelectric turbine, control room and safety railings approximately 40m downstream. Once the existing weir has been removed this part of the river will be lowered to its natural bed level. The movable weir is introduced in two sections either side of the existing stone pier that formed part of the former railway bridge. The weir also links into the existing bridge abutments on both banks. A small additional concrete structure is required to be added to the central stone pier but this will also be clad in stone. The introduction of the weir either side of the stone pier and connecting to stone abutments on both banks will introduce an

attractive feature to this highly accessible location that is popular with pedestrians and cyclists.

10.14 The fish pass and hydroelectric turbine are to be located in the currently overgrown scrubland on the north bank and will have little visual impact. The proposed railings will match the existing railings used around Knostrop Cut and the proposed control room has a simple design that reflects the existing lock keepers control room. Full details of the materials for both Leeds Weir and Knostrop control rooms will be required by condition.

10.15 An 18m rock apron is introduced below the weir to prevent scour but this will be under water and have no adverse visual impact.

#### 10.16 Biodiversity protection, mitigation and enhancement

10.17 Detailed surveys have been undertaken to investigate the existing biodiversity present at both sites and identify appropriate mitigation and enhancement is provided as necessary. Further surveys will be carried out prior to the commencement of construction to ensure there are no adverse impacts. The submitted surveys have been examined and accepted by Natural England and the Councils Nature Conservation Officer. Conditions have been recommended that seek mitigation and enhancement to accord with the submitted documentation and includes consideration of the introduction of bat roosts, otter halts and replacement vegetation to ensure otters can travel in both directions and the requirement to submit a method statement for the construction process to ensure protected species are not disturbed.

#### 10.18 Environment Agency Comments

10.19 The Environment Agency is a partner in the delivery of the scheme and fully supports the introduction of the movable weirs. However, there are still minor design details that have not yet been fully addressed such as the detailed design of the fish pass. Minor adverse impacts in the form of increased flood levels have also been identified downstream at Juniper Avenue and Yew Tree Drive in Woodlesford. Further studies are currently being carried out and it is envisaged low grade measures can be introduced to overcome this minor impact. Discussions are on going regarding these matters and updates will be reported verbally to the Panel.

#### 10.20 Network Rail comments

10.21 There is no conflict with any cycle routes proposed on the north bank to arise from these proposals.

### 11.0 **CONCLUSION**

11.1 The proposed scheme is the first and very important phase of a major project that will help protect Leeds City Centre from flooding and therefore prevent significant physical and economic damage. Whereas the scheme involves the removal of a listed structure, the benefits to the city as a whole and other listed buildings far outweigh the damage caused by removing Leeds Weir. Both weir features and associated works at Leeds Weir and Knostrop are considered to complement their surroundings and will ensure the preservation of the character and biodiversity of the area.

### 12.0 **BACKGROUND PAPERS**



- 12.1 Application files 12/04465/FU and 12/04466/LI.
- 12.2 Notice served on the Canal and River Trust and Pemberstone Reversions (Leeds) Ltd.

## APPENDIX 1 – CONDITIONS

### 12/04465/FU

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 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) Development shall not commence until a Phase I Desk Study has been submitted to, and approved in writing by, the Local Planning Authority and:
  - (a) Where the approved Phase I Desk Study indicates that intrusive investigation is necessary, development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority,
  - (b) Where remediation measures are shown to be necessary in the Phase I/Phase II Reports and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site suitable for use in accordance with national and Leeds City Council's planning guidance.

- 4) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use in accordance with national and Leeds City Council's planning guidance.

- 5) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use in accordance with national and Leeds City Council's planning guidance.

- 6) Prior to the commencement of development a Biodiversity Protection and Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include: details of an up-to-date survey for otters; provision of bat roosting features and vegetation planting to benefit bat commuting/foraging; details of features designed into the new weirs to allow otters to move freely in both directions; and provision of a permanent otter holt.

To ensure safeguarding of protected species and provide local biodiversity enhancements in accordance with adopted UDPR policy N49.

- 7) Prior to the commencement of development a method statement for the eradication of Japanese Knotweed and control of Giant Hogweed, Himalayan Balsam and Signal Crayfish shall be submitted to and approved in writing by the LPA. The agreed plan shall thereafter be implemented.

To control the spread of invasive plant and animal species in accordance with adopted UDPR policy N49.

- 8) Prior to the commencement of development a method statement to ensure bats, otters and fish are not disturbed during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The agreed plan shall thereafter be implemented.

To ensure safeguarding of protected species in accordance with adopted UDPR policy N49.

- 9) No site clearance, demolition or removal of any trees, shrubs or other vegetation shall be carried out during the period 1 March to 31 August inclusive unless otherwise agreed in writing with the Local Planning Authority.

To ensure the protection of wild birds during the breeding season in accordance with adopted UDPR policy N49.

- 10) Prior to the commencement of development, full details of the design and external facing materials of the control rooms shall be submitted to an approved in writing by the Local Planning Authority with the agreed details implemented in accordance with the approved details and retained and maintained as such thereafter.

In the interests of visual amenity in accordance with UDPR policy GP5.

- 11) Interpretation panels shall be provided adjacent to both weirs to highlight the historic relevance of the weirs at the site. Details of the location and general content of the interpretation panels shall be submitted to and approved in writing prior to the commencement of development and be implemented prior to first use of the weirs hereby approved. The interpretation panels shall be retained and maintained as such thereafter.

To ensure the historic and current significance of the site and weirs is recognised at both sites in accordance with adopted UDPR policies N14 and GP5.

- 12) In reaching a decision the case officer dealing with the application has worked with the applicant/agent in a positive way by expediently progressing negotiations to produce an acceptable scheme in accordance with paragraphs 186 and 187 of the National Planning Policy framework.

#### Reason 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 National Planning Policy Framework and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR) and the emerging Publication Draft Core Strategy Nov 2012 (DCS) .

GP5, BC7, N14, N18A, N18B, N19, N29, N49.

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.

#### **12/04466/LI**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 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) No demolition or development shall take place at Leeds Weir until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological recording. The recording must be carried out by an appropriately qualified and experienced archaeological organisation, in accordance with a written scheme of investigation that has been submitted to and agreed in writing by the Local Planning Authority.

To ensure appropriate archaeological recording in accordance with UDPR policy N29.

#### Reason for approval

In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, 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 National Planning Policy Framework and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR) and the emerging Publication Draft Core Strategy Nov 2012 (DCS) .

GP5, BC7, N14, N18A, N18B, N19, N29.

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

## APPENDIX 2 – PREVIOUS PANEL MINUTES

### 21<sup>st</sup> June 2012 City Centre Panel Minutes:

#### **PREAPP/10/00302 and PREAPP/10/00303 - Leeds (River Aire) Flood Alleviation Scheme (FAS), Leeds Station to Knostrop Weir**

The report of the Chief Planning Officer introduced a pre-application presentation in relation to Leeds (River Aire) Flood Alleviation Scheme (FAS), Leeds Station to Knostrop Weir.

The following representatives attended and addressed the meeting:-

- Andrew Wheeler, Highways and Transportation (Applicant)
- Michael Nichols, Arup
- Nigel Foster, Arup

Members were shown detailed plans and photographs of the scheme.

The presentation highlighted the following key areas:-

- History of flooding in Leeds with specific reference to the Crown Point area
- History of the scheme
- Details of the proposed scheme including:-
  - Project Definition
  - Project Description
  - Scheme Delivery
  - Key Constraints and drivers
  - Key benefits
  - The funding streams
  - Based on the Council's Design Vision and Guide
  - Walls (Linear Defences), Weirs
  - Knostrop Cut proposals
  - Proposed Consultation and timescales

The Chair then invited questions and comments from Members on the specific proposals of the pre-application.

In summary, specific reference was made to the following issues and the applicant team duly responded:-

- Clarification of the current proposals around upper Kirkstall, Wellington Bridge and the reasons for the removal of Knostrop Cut
- To welcome the report on flooding, but to convey concerns that the authority continued to give planning permission to areas which were prone to flooding
- Clarification of the improvements at Knostrop Cut in relation to walking and cycling
- Clarification if there would be any significant downstream effects in other areas arising from the proposals and the need for officers to liaise with Wakefield Council in this regard.

#### **RESOLVED –**

- a) That the report and pre-application presentation be noted.
- b) That this meeting notes that Plans Panel (East) would be consulted on the scheme and that the final proposals would be brought back to Plans Panel (City Centre) for approval.

## **12<sup>th</sup> July East Panel Minutes:**

### **Pre-application presentation - Leeds Station to Knostrop Weir**

The Chief Planning Officer submitted a report setting out pre-application proposals for the Leeds (River Aire) Flood Alleviation Scheme (FAS), Leeds Station to Knostrop Weir.

It was noted that no formal decision on the development was required at this point in the application process; however the presentation afforded the Panel the opportunity to ask questions, raise issues, seek clarification and comment on the proposals at this stage.

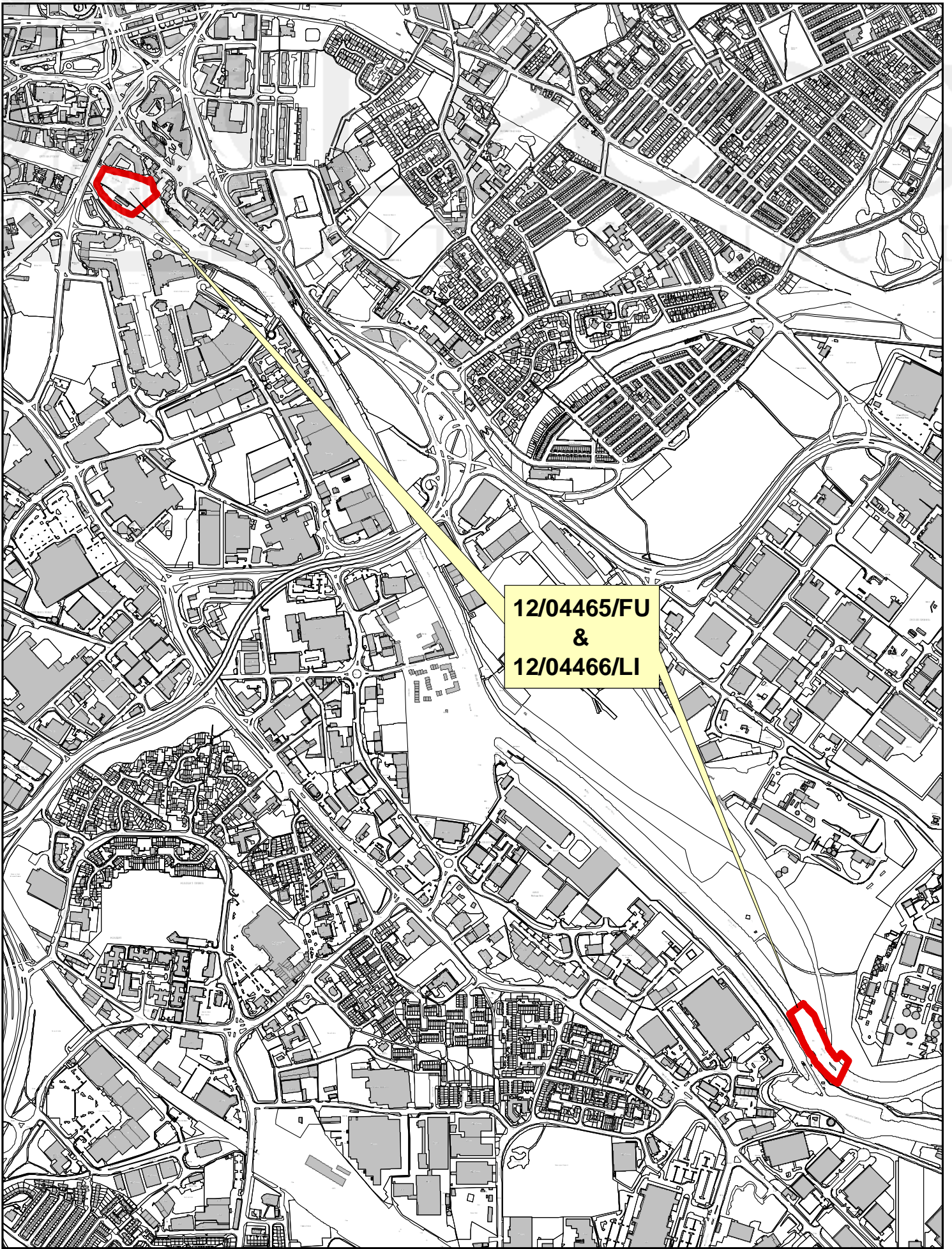
The Panel heard from Mr N Foster, Arups and Mr A Wheeler, LCC Highways and Transportation, who introduced the scheme proposing 1:75 year flood defences. An earlier scheme had been revised following the 2011 DEFRA decision not to fund the 1:200 year scheme proposed by the Authority. It was noted a 1:75 year scheme would meet the requirements of insurers and would protect approximately 3000 properties.

The proposals included the removal of the Grade 2 listed weir at Crown Point and replacement with movable weirs. Public consultation had been undertaken with local residents and at the Leeds Waterside Festival.

Architects drawings showing examples of suitable flood defences in situ and photographs of the weirs proposed for Crown Point and photographs of the type of weir proposed for Crown Point were displayed for reference.

**RESOLVED** – To note the contents of the report and the comments made by Members

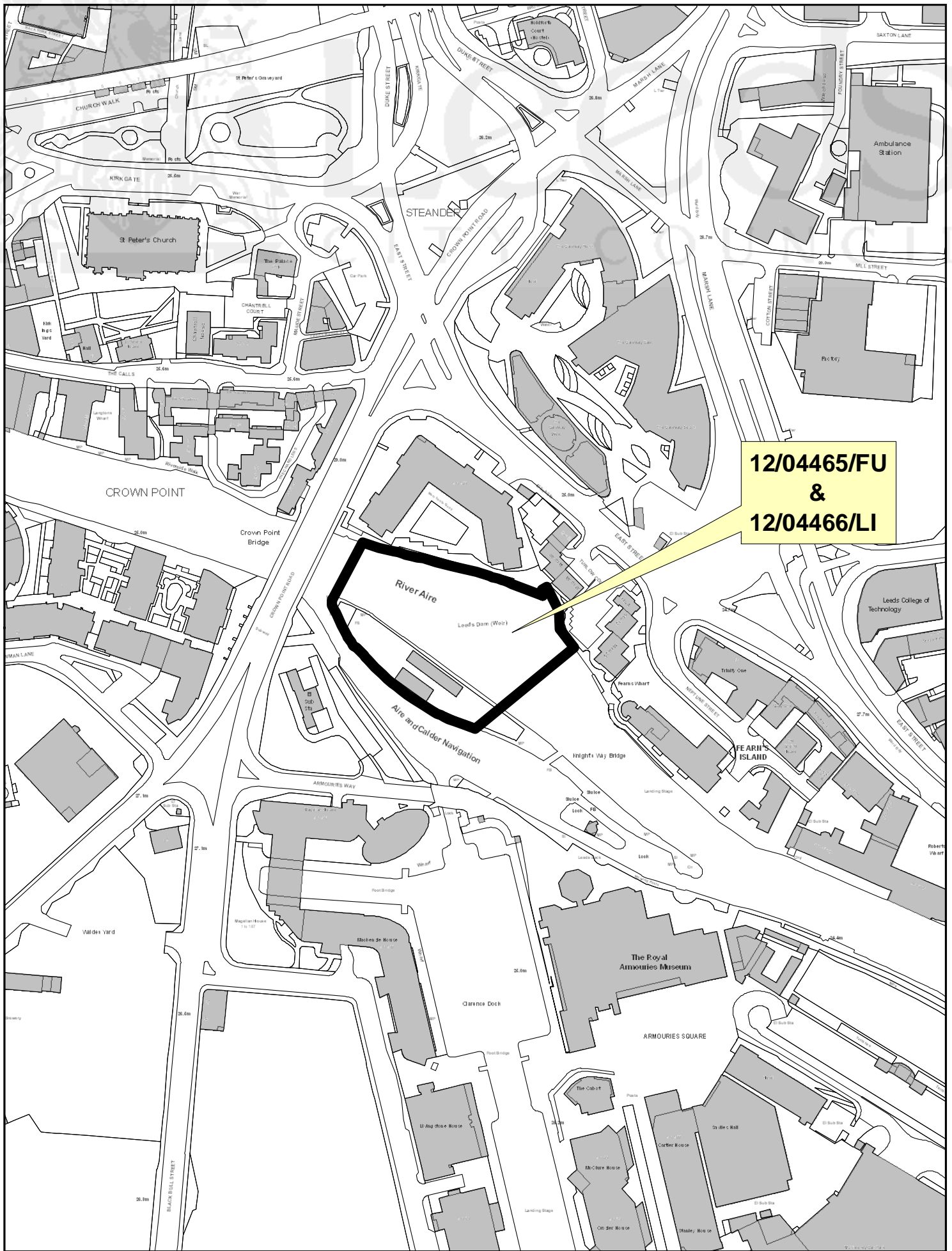




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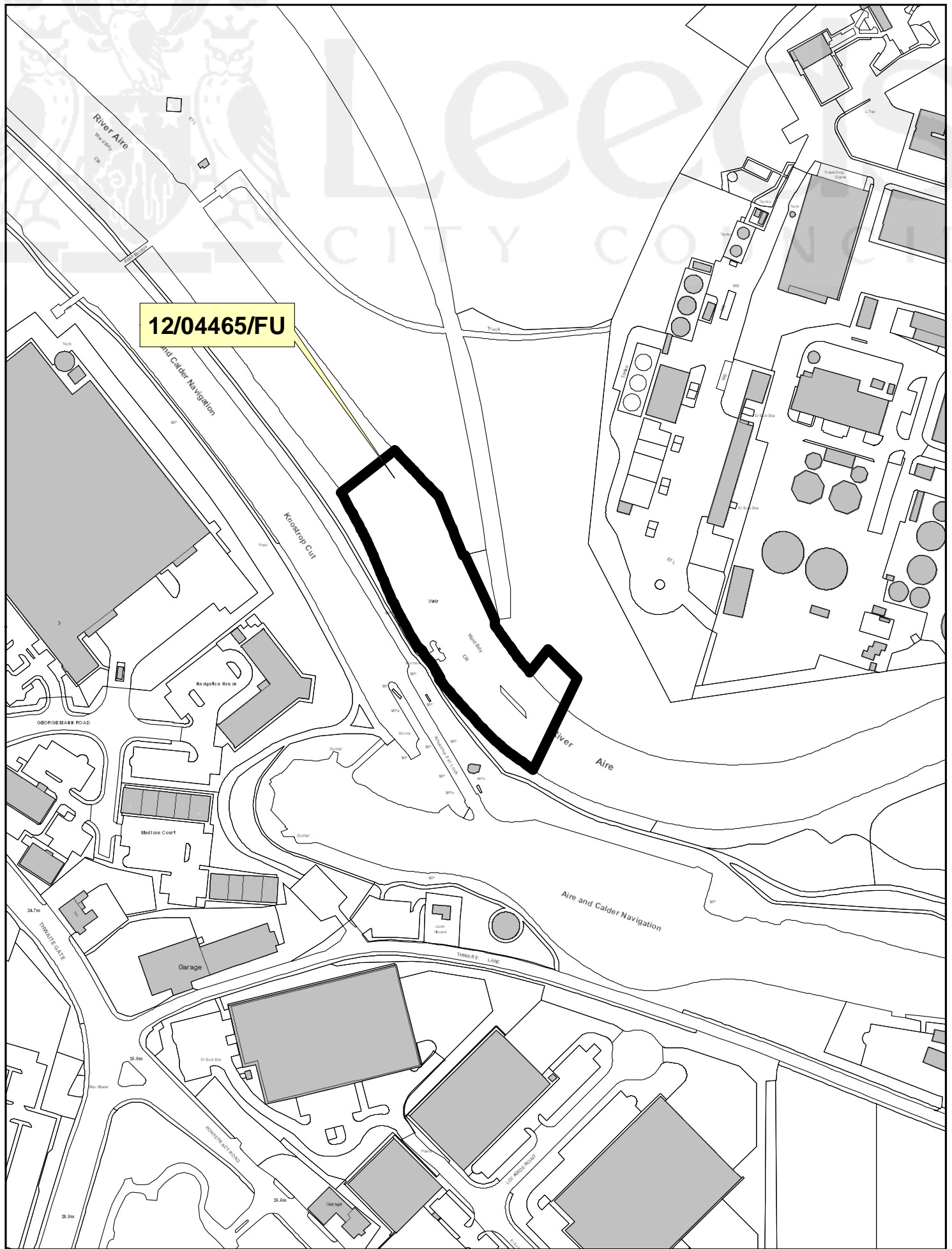
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