



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 14 March 2013

Subject: PRE-APPLICATION Reference PREAPP/13/00159 – Proposal for hotel development at Whitehall Road, Leeds

Electoral Wards Affected:

City and Hunslet

Yes

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's representative 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 presentation relates to the proposed development of a new hotel building at Whitehall Road, Leeds. The proposals will be presented to Panel by the developer's architects, Cartwright Pickard, to allow Members to comment on the evolving scheme and raise any issues, prior to the intended submission of a full planning application.

2.0 SITE AND SURROUNDINGS:

2.1 The site is currently an open grassed area, and is bounded at its eastern boundary by a 5m high red brick wall, which partially encloses an electricity sub-station. Immediately to the east of the substation are two very recent constructions: the 14 storey Whitehall Quays residential development, primarily built using red brick and silver cladding; and the 8 storey red brick and stone Novotel hotel on Whitehall Road. The site is in close proximity to a number of large redevelopment sites including the proposed Wellington Place scheme to the north of Whitehall Road, the West Point residential scheme (to the north east), No. 1 Whitehall Riverside

(immediately to the south), and the 16 storey residential and office block at the western end of the Whitehall Riverside site known as Whitehall Waterfront.

2.2 The site has previously formed part of an outline planning permission for most of the south side of Whitehall Road between the end of Northern Street and Monk Bridge. It was allocated for an 8 storey multi-storey car park however the outline permission has now expired. Two subsequent full planning permissions for 10-12 storey office buildings have been granted in recent years, however these have also now expired. In December 2011, following a Plans Panel City Centre resolution to approve, planning permission was granted for a part 6 part 10 storey mixed use development comprising 6000 square metres of office space and 130 bed hotel.

2.3 The site lies in flood risk zone 3.

3.0 PROPOSAL

3.1 The proposal is for a 9 storey 128 bedroom hotel building on part of the site facing Whitehall Road that was subject of the 2011 hotel and office approval. The developer is seeking to develop a hotel only building, with the remainder of the site laid out as landscaping. The proposed revised building would be within the siting and height parameters of the existing approved scheme, and develop just over half of the original application plot boundary.

3.2 The building would employ a simple palette of materials to contrast with the nearby residential buildings built in the last 10 years, and to complement the No.1 Whitehall Riverside office building. The building would be clad in black anodised aluminium rainscreen panels (similar to the nearby Leeds One office building on Whitehall Road) with deeply recessed windows, arranged in vertical slots along each elevation. Asymmetrical raked window reveals would be paired together, and expressed in a natural anodised aluminium finish, giving variety to the façade and balancing the visual relationship between the window elements and the main cladding material.

3.3 The hotel would incorporate restaurant and bar facilities at ground floor. The ground floor would be raised in order to meet flood risk requirements, and it would present an active full height glazed frontage to Whitehall Road. The building entrance would be located at the north east corner of the building, facing onto Whitehall Road and the pedestrian route to the riverside.

3.4 Two disabled parking bays and a car club parking bay would be located at the rear of the building, accessed from the service road to the south of the building.

4.0 RELEVANT PLANNING POLICIES

4.1 National Planning Policy Framework

The NPPF includes policy guidance on sustainable development, economic growth, transport, design, and climate change. The NPPF advocates a presumption in favour of sustainable development, and a “centres first” approach to main town centre uses such as hotels. The location of hotel development within the City Centre, close to the railway station meets this requirement to locate such uses in sustainable locations. The NPPF also promotes economic growth in order to create jobs and prosperity.

4.2 Development Plan

Leeds Unitary Development Plan Review 2006

The site lies within the designated City Centre, as an identified Proposal Area within the Prime Office Quarter (Proposal Area 1 : Whitehall Road (South Side)). This allocates the area as principally office use, with other uses bringing activity and variety, such as hotels. The Whitehall Waterfront and Riverside West mixed office/residential schemes and Whitehall Quay mixed residential/hotel/office scheme have all contributed to this aim. The proposal area also identifies opportunity for small scale retail and food and drink uses. The statement also requires new development to provide for the riverside walkway, and public realm to connect the area to the sites to the north. The development of Whitehall Waterfront to the west and No. 1 Whitehall Riverside to the south under the now expired outline planning permission delivered the riverside walkway for the full length of the wider site, and a pedestrian bridge over the River Aire.

Other relevant policies include:

GP5 all relevant planning considerations

GP7 planning obligations

GP11 sustainability

GP12 sustainability

A1 improving access for all

A4 safety and security provision

N12 urban design

N13 design and new buildings

N29 archaeology

BD2 design and new buildings

BD4 all mechanical plant

BD5 amenity and new buildings

CC1 City Centre and planning obligations

CC3 City Centre character

CC10 public space and level of provision

CC11 streets and pedestrian corridors

CC12 public space and connectivity

CC13 public spaces and design criteria

CC27 Prime Office Quarter

Prime Office Quarter Proposal Area 1: Whitehall Road (South Side)

T2 transport provision for development

T2D public transport provision for development

T2C Travel plans and new development

T5 pedestrian and cycle provision

T6 provision for the disabled

T7A cycle parking

T7B motorcycle parking

LD1 landscaping

R5 employment and training for local residents associated with the construction and subsequent use of developments

N38A development and flood risk

N38B planning applications and flood risk assessments

N39A sustainable drainage systems

N51 Nature conservation

4.3 Relevant Supplementary Planning Guidance includes:

SPD5 Public Transport Improvements and Developer Contributions

SPD Travel Plans

SPD Building for Tomorrow Today - Sustainable Design and Construction

SPD Street Design Guide

4.4 Leeds Natural Resources and Waste DPD 2013

The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way.

4.5 Leeds Core Strategy Publication Draft 2012

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. 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. Spatial Policies 1 Location of Development and 2 Hierarchy of Centres aim to concentrate the development of visitor facilities in Leeds City Centre, and Spatial Policy 3 Role of Leeds City Centre seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region, by promoting the City Centre's role as the regional capital for major new hotel development.

5.0 HISTORY OF NEGOTIATIONS AND PLANNING HISTORY

- 5.1 20/299/00/OT Outline application to erect 4 office blocks 2 residential blocks 2 cafe bars, retail units & multi storey car park – approved 10 October 2001. The current site was identified as an 8 storey multi-storey car park with ground floor café/bar use under this outline planning permission.
- 5.2 20/192/04/FU Part 10 part 12 storey office block with undercroft car parking – approved 29 July 2004.
- 5.3 06/04682/FU 11 storey office block (elevation changes to previous approval 20/192/04/FU) – approved 9 November 2006.
- 5.4 11/04023/FU Part 6 and part 10 storey mixed use development comprising office space (Class B1) and 130 bed hotel (Class C1) with basement car parking – approved December 2011.

5.5 Pre-application meetings have been held with the developer GMI regarding this site with officers during January and February 2013 following the decision to pursue a hotel only scheme for Premier Inn at this site.

5.6 City and Hunslet Ward Members were consulted by email on 4 March 2013. No comments were received at time of writing.

6.0 ISSUES

Members are asked to consider the following matters in particular:

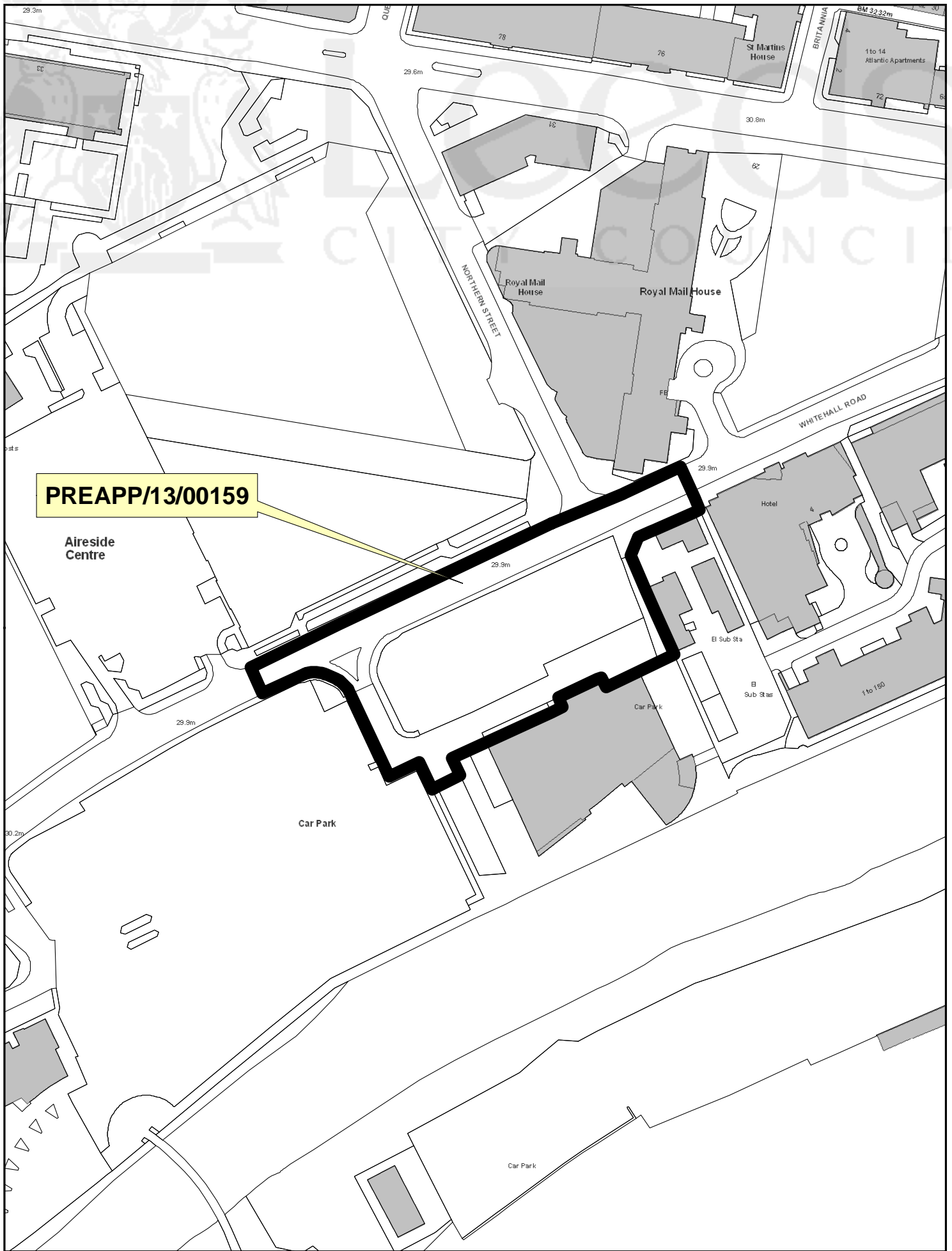
6.1 Is the general form and siting of the building acceptable?

6.2 Does the building address Whitehall Road and longer distance views from Northern Street successfully?

6.3 Are the materials and elevational treatment appropriate?

Background Papers:

Application files 11/04023/FU, 20/192/04/FU, 06/04682/FU, 20/299/00/OT.



PREAPP/13/00159

Aireside Centre

NORTHERN STREET

WHITEHALL ROAD

BRITANNIA

Car Park

Car Park

Hotel

El Sub Sta

El Sub Sta

110 114

CITY PLANS PANEL

