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**Report of the Chief Planning Officer**

***CITY PLANS PANEL***

**Date: 11<sup>th</sup> April 2013**

**Subject: PRE-APPLICATION PRESENTATION – RESERVED MATTERS FOR THE ERECTION OF A TEN STOREY OFFICE BUILDING WITH BASEMENT CAR PARK AND ROOFTOP PLANTROOM AT THE FORMER DONCASTER WORKS, WHITEHALL ROAD, LEEDS. ( PREAPP/12/01233)**

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**Electoral Wards Affected:**

**City and Hunslet**

Yes Ward Members consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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**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 a major reserved matters pre-application that relates to a significant outline development (application reference 06/02880/OT) that was presented to Panel on 26/4/07 (and ultimately approved 7/9/07).
- 1.2 Application 06/02880/OT related to the development of the former Doncaster Monkbridge Works site on Whitehall Road for a major mixed use development of primarily offices and residential buildings up to 33 storeys in height, ancillary active/leisure uses and the associated parking and landscaping (including a pocket park between the river and canal).
- 1.3 The first phase of the office element, comprising an eight storey office building, and the pocket park has been constructed along with the access roads for all office phases. The office building is now mainly occupied ( by the Yorkshire Evening Post and others).

## **2.0 PROPOSAL:**

- 2.1 This pre-application proposal relates to a reserved matters submission for the appearance, landscaping and scale of a ten storey office building with basement car park and rooftop plantroom on the Whitehall Road frontage between the existing building and the railway. The means of access and layout of the whole site were agreed at outline stage.
- 2.2 The building will provide 17,971m<sup>2</sup> (Gross Internal Area) of office space on ten levels. Approximately 70 parking spaces will be provided in the basement that will also provide for motorcycle and cycle parking plus showers and lockers. The main pedestrian entrance faces Whitehall Road.
- 2.3 The building design is of a simple modernist approach with an ordered form, clean lines and single material to the regular frame ( still under discussion but possibly white render). The top office floor is set back and there is a further set back to the plant room above. The scale and design reflects the design code approved under the original outline consent.
- 2.4 It is anticipated that a reserved matter application will be submitted in early May.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The site is located to the southwest of the commercial core of the city centre, within the defined city centre boundary. The application site forms part of a much larger development site to either side of the disused viaduct and adjacent to the River Aire and Leeds Liverpool Canal. The application site is immediately adjacent to the grade II listed viaduct and canal. Within this larger site one office building has been constructed fronting Whitehall Road and landscaping works have been carried out around this building and on land between the canal and river. The access roads to all plots south of the viaduct have also been constructed.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 06/02880/OT: Outline consent was granted on 10/9/07 (after a panel resolution on 26/4/07) for a major mixed use development that included five office buildings to the south of the viaduct, four residential towers to the north of the viaduct, a mix of leisure and retail uses within the viaduct arches and a pocket park on land between the canal and river. The principle of development, means of access and siting of the buildings were agreed and a detailed design code set the design principles and scale of the buildings. Standard conditions were added to this outline consent requiring materials, landscaping, contamination and detailed noise issues to be agreed. A condition was also added that requires a travel plan for each phase of development to be submitted prior to the commencement of works on that phase. A Section 106 agreement secured the public transport and other contributions plus the public access requirements. The first office building and the pocket park have been constructed.
- 4.2 06/05718/FU: At the same time as the outline application referenced above, full planning permission was granted for the first office building on the site. This building has been constructed and is occupied.

- 4.3 07/04583/RM: Reserved matters were approved for the first phase of the residential development on 25/8/08. The first phase comprises a 16 storey block of 103 flats and a 23 storey block of 166 flats and the associated landscaping.
- 4.4 08/03199/RM: Reserved matters were approved for the pocket park phase of the development on 27/10/08. The landscaping works on this parcel of land between the river and canal have been implemented and the park recently opened.
- 4.5 10/04135/RM: Reserved matters were approved for the second office phase on 14/12/10 after being agreed at Panel on 9/12/10. This phase comprised an eight storey office building similar in design to the existing office building and behind it on the site.
- 4.6 11/03759/RM: Reserved matters were approved for the second residential phase on 6/12/11 after being agreed at Panel on 24/11/11. This phase comprised a 29 storey block of 194 flats.

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 Officers commenced pre-application discussions on the proposed building in January of this year. One design meeting has taken place and there has been an exchange of correspondence regarding the proposals.

## **6.0 PLANNING POLICIES:**

- 6.1 The development plan includes the adopted Leeds Unitary Development Plan Review 2006 (UDPR) along with relevant supplementary planning guidance and documents.

**GP5:** Proposals should resolve detailed planning considerations.

**GP11, GP12** (Sustainable Design).

**BD2:** New buildings should complement and enhance existing skylines, vistas and landmarks.

**BD4:** Seeks to minimise impact of plant and machinery.

**BD5:** Seeks to ensure a satisfactory level of amenity for occupants and surroundings.

**T2:** Development proposals should not create new, or exacerbate existing, highway problems.

**T24:** Parking to reflect detailed UDP parking guidelines.

**A4:** Development and refurbishment proposals should be designed to secure a safe and secure environment, including proper consideration of access arrangements.

**SA9, SP8:** Promote development of City Centre role and status.

**N12:** Fundamental priorities for urban form.

**N13:** requires all new buildings to be of high quality and have regard to character and appearance of surroundings.

**CC9:** Enhancement of pedestrian routes.

## 6.2 National Planning Guidance

- 6.3 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.

## 6.4 Emerging Policy

- 6.5 The Submission Draft of 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. The Core Strategy is likely to be submitted to the Secretary of State for independent examination in April 2013.
- 6.6 In line with the NPPF the Council may attach some weight to the document and its contents.
- 6.7 From the 27<sup>th</sup> March 2013 the policies in the development plan must accord with the NPPF. Whilst the Core Strategy is at an advanced stage it is intended to carry forward a number of the UDPR policies which are in conformity with the NPPF.

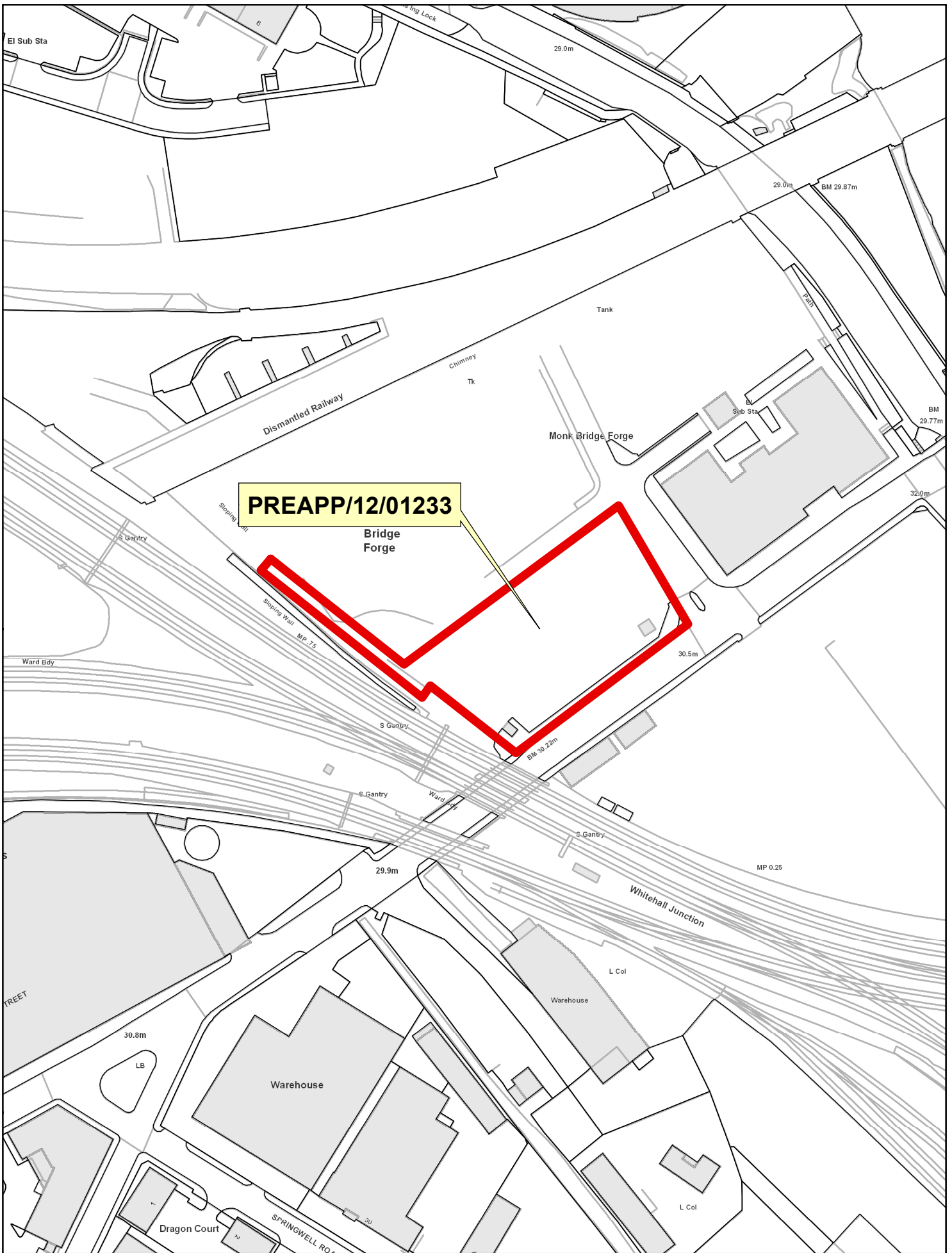
## 7.0 **ISSUES**

- 7.1 The proposed building accords with the design code agreed under the outline consent in that the building is ten storeys, has the pedestrian entrance off Whitehall Road and has one level of basement parking accessed via a ramp to the west of the building.
- 7.2 The form of the building also accords with the design code by providing a clearly defined base, middle section of several repeat office floors and a single height attic storey set back behind the main façade. The design code states the base should be double height and the applicant and officers are continuing to discuss how this may best be achieved.
- 7.3. The external façade has a modernist appearance of simple clean facades. Each floor is defined by a horizontal band of white render or similar material with full height glazing between with vertical glazing bars at various widths. Large vertical columns define the base and the top floor is set back.
- 7.4 Officers are comfortable with the scale of the building that wholly complies with the outline permission. Officers are also supportive of the modernist approach to the design of the building and with more detailed design development are confident an attractive office building can be proposed on this site.

**Do Members consider that the scale, form and design of the building is acceptable?**

## 8.0 **BACKGROUND PAPERS**

- 8.1 Original outline permission file 06/02880/OT.



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