

CITY PLANS PANEL

THURSDAY, 6TH JUNE, 2013

PRESENT: Councillor N Taggart in the Chair

Councillors R Procter, D Blackburn,
M Hamilton, S Hamilton, G Latty,
T Leadley, N Walshaw, M Ingham and
J Cummins

1 Chair's opening remarks

The Chair welcomed everyone to the first meeting of City Plans Panel for the new municipal year, particularly Councillors Cummins, Ingham and J Lewis who were new Members to the Panel this year

2 Late Items

Although there were no formal late items, the Panel was in receipt of a large scale aerial photograph showing the site of the proposed new campus for the Leeds College of Building (minute 10 refers)

3 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests

4 Apologies for Absence

Apologies for absence were received from Councillors P Gruen and E Nash

5 Minutes of the Previous Meeting

RESOLVED – That the minutes of the City Plans Panel meeting held on 9th May 2013 be approved

6 Applications 12/03400/OT - Royds Lane Rothwell LS26 and 12/03401/OT - Fleet Lane Oulton LS26

With reference to minutes 123 and 124 of the City Plans Panel meeting held on 9th May 2013, where Panel approved in principle outline applications for residential developments on land at Royds Lane, Rothwell and Fleet Lane, Oulton, Members received further reports of the Chief Planning Officer setting out the proposed S106 Agreements in respect of both of the applications, for Panel's consideration

Mr Newbury, Area Planning Manager, presented the reports and informed Panel that the terms of the proposed S106 Agreements did meet

planning policy requirements in terms of the sums of money being offered and the percentage of affordable housing being provided. Members were informed that the wording of the S106 Agreements closely followed the standard model and that these would be checked by Legal Services

In respect of the phasing and timing of contributions, it was not unusual for contributions to be requested up front, although on some sites, e.g. very large sites or brownfield sites, contributions might be phased

For these sites, the LEA had indicated a strong preference for the education contributions to be provided in full at the start of the development, in order to address the pressure on school places in the area. A response to this request was awaited from the developer, although Members views on this was sought

In relation to the discussions at Executive Board and the last City Plans Panel meeting about the need for extra care accommodation in this area, with the possibility of a commuted sum being provided in lieu of affordable housing provision, as a contribution towards provision of extra care accommodation, Ward Members views on this had been received, with the response being read out to Panel

Whilst accepting there was a need for such accommodation, there was also an urgent need for affordable housing and Ward Members were of the view that these developments should provide 15% affordable housing on site

Concerning off site highway works, Officers had discussed these with the applicant who had agreed to fund all of the relevant off site highway works. Members were advised that this would be dealt with by condition, with the developments not commencing until the off site highway works had been carried out

In respect of the application on Royds Lane, a minor correction was made on page 23 of the submitted report to specify the number of dwellings to be limited to no more than 90 houses and not 80 as indicated

Discussions about the S106 Agreements would continue, with Ward Members being informed throughout the process to ensure the Agreement met Ward Members' concerns

Members commented on the following matters:

- the preference of the local Ward Members for Affordable Housing to be delivered and that this request should be accepted
- that extra care housing was needed but that an external provider was needed for this and that consideration had to be given to the needs of the city as a whole
- concerns about the change of policy; that Plans Panels should have considered the Housing Delivery report and that developers were not being asked to contribute anything more in return for being able to develop PAS land
- that the education contribution should be provided up front. On this matter, the Chief Planning Officer stated that this would be an issue for the applicant and that there could be cash flow issues which prevented up front payment, however, this could be discussed further, with Ward Members being informed of the outcome

- that in terms of priority, that the education contribution should be higher than the greenspace contribution
- whether the secondary education contribution would take into account a likely increase in the school leaving age. Panel was advised that the calculations for the secondary education contribution would not include provision for an increased school leaving age

Members considered how to proceed and the Chair urged Officers to secure the best possible outcome on both of the sites and that approval could be delegated to the Chief Planning Officer, unless a significant issue arose whereby the application(s) should be referred back to Panel for determination

RESOLVED –

Application 12/03400/OT – Outline application for residential development on land at Royds Lane, Rothwell

Following the resolution of the City Plans Panel of 9th May 2013 (minute 123 refers) to approve the principle of this residential development subject to conditions, to note the report, the comments now made and to agree an additional condition relating to the provision of off site highway works before commencement of the development and to defer and delegate to the Chief Planning Officer the completion of the Section 106 Agreement (in consultation with Ward Members) to cover the matters referred to below and the subsequent issuing of the planning permission:

- provision of 15% affordable housing provision on site
- greenspace contribution - £96,297.09
- public transport infrastructure - £110,339
- travel plan management fee - £2,500
- residential Metrocard scheme - £38,728.80
- education contribution - £428,743
- local training and employment initiatives during the construction of development

All the financial contributions are index linked. In the circumstances where the Section 106 has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer, unless a significant issue arises, whereby the application be referred back to Panel for determination

During consideration of this matter, Councillor R Procter joined the meeting

7 Application No.12/03401/OT - Outline Application for Residential Development on land at Fleet Lane, Oulton

With reference to the discussions outlined above (minute 6 refers)

RESOLVED - Following the resolution of the City Plans Panel of 9th May 2013 (minute 124 refers) to approve the principle of this residential development subject to conditions, to note the report, the comments now made and to agree an additional condition relating to the provision of off site highway works before commencement of the development and to defer and delegate to the Chief Planning Officer the completion of the Section 106

Agreement (in consultation with Ward Members) to cover the matters referred to below and the subsequent issuing of the planning permission:

- provision of 15% affordable housing provision on site
- greenspace contribution - £85,597.41
- public transport infrastructure - £98,097
- travel plan management fee - £2,500
- residential Metrocard scheme - £44,425.60
- education contribution - £381,104
- local training and employment initiatives during the construction of development

All the financial contributions are index linked. In the circumstances where the Section 106 has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer, unless a significant issue arises, whereby the application be referred back to Panel for determination

8 Application No. 13/00288/RM - Reserved Matters Application for 177 Houses, one block of 9 Apartments and one block 6 Apartments including associated Landscaping at Optare, Manston Lane, Cross Gates, Leeds 15

Further to minute 83 of the City Plans Panel meeting held on 14th March 2013, where Panel deferred determination of the Reserved Matters application for a residential development on the former Optare site, Manston Lane Ls15 for further negotiations to take place in view of the concerns expressed on a range of issues in relation to the proposed scheme, Members considered a further report

Plans, photographs, graphics, including a fly-through of the proposed development were displayed at the meeting

Officers presented the report and informed Members that the scheme had been revised in light of comments at the March Panel meeting. The revised scheme was now smaller, with 12 units having been deleted and that the issues about layout; garden size; density and space had been addressed

Improved spacing between properties had been achieved and had led to a better streetscene being created. Some properties now benefitted from garages or driveways to the side of the property. To improve the layout, some changes had been made to the proposed house types and some larger properties had now been included in the design

In terms of layout, improvements had led to properties fronting key gateway locations and at the end of key views, with almost all properties now fronting to Manston Lane

Concerns about the size of gardens had been addressed with improved garden depths across the site, particularly to the tree lined boundary on the west side of the site. Good frontage planting would be provided and existing trees would be retained. Regarding the landscaped buffer to the north of the site on the previous scheme, some off site planting on the adjacent Pendas Field playing fields would be introduced to provide a buffer

Two new access points had been introduced to supplement the previously proposed access points

The area of public open space (POS) had been improved, with new footpath links, seats and informal play features. A significant planting scheme which would include around 45 trees, was proposed

Members' concerns about the presence of ginnels in the scheme had been largely addressed, with all but 3 being removed from the development. Where ginnels existed, they were short, - serving only 2 houses – were gated and well overlooked which Officers felt was acceptable

The phasing of the scheme and delivery of the POS was outlined, with this being commenced on completion of the 29th unit and for the POS to be completed by the end of the first phase of development, this being 103 units

Members were informed that investigations were still continuing about the possible noise issue from the adjacent Richmond Ice Cream factory and about compliance with the British Standard

In terms of the two objections which had been raised to the previous scheme, Members were informed that these had now been withdrawn following the revisions which had been made to the development

Members commented on the following matters:

- the main materials to be used and whether real stone was proposed
- the size of the gardens and whether these would allow for a small conservatory to be erected
- the trees on the western side of the site and how these would be protected, with the view that only protection by a TPO would prevent householders from cutting back the trees
- the need for chimneys to be included on some of the properties. Clarification was sought from Members on this point, in view of the fact that on the Bellway site opposite, no chimneys had been included. The view of Members was that some chimneys should be provided on the Optare site
- the design of the affordable housing terraces, with concerns that this was of poor design and stood out from the rest of the house types

The following responses were provided:

- that artificial stone was proposed and that samples would be considered by Officers
- that there was scope for small extensions in some locations but permitted development rights would be removed by condition to properties on the west side, to ensure the health of the trees along that boundary
- that the Council's Landscape Officer would be consulted about the best way to protect the trees along the western boundary, with a blanket TPO being considered
- the possibility of improving the design of the affordable housing terraces by providing porch details and chimneys at each end of the block

Members considered how to proceed and discussed whether the scheme should be returned to Panel for final determination

RESOLVED – To defer and delegate to the Chief Planning Officer for approval subject to the specified conditions identified at Appendix 1 of the submitted report (and any others which he might consider appropriate), further

discussions on the design of some of the house types, including the provision of chimneys on some properties and consultation with the Council's Landscape Officer regarding protection for the trees on the western boundary of the site, and the expiry of the revised publicity period and subject to no representations being received which raise new significant material planning considerations and that a further, update report be submitted to the next meeting which provided information on the proposed method of protection for the trees on the west side of the site

9 Leeds Arena

The Chair took this opportunity to comment on the Members site visit to the Leeds Arena which had taken place earlier in the day

He stated how impressed Members had been with the venue, especially the acoustics and thanked all those involved in bringing this important development for the City to fruition

10 PREAPP/13/00401 - New Educational Campus for Leeds College of Building to land bounded by Cudbear Street, Hunslet Road and Black Bull Street, Hunslet Leeds 10

Plans and graphics were displayed at the meeting

Members considered a report of the Chief Planning Officer on preapplication proposals for a new educational campus at Cudbear Street, Hunslet Road and Black Bull Street, for Leeds College of Building and received a presentation on the proposals on behalf of the developers

Reference was made to the application for a six storey data centre at Black Bull Street, which was approved by City Plans Panel at its meeting on 22nd November 2012, with Members being informed that the site boundary for the proposed college campus overlapped with that of the Data Centre, meaning that the Data Centre could not be built in this location in its approved form

Members were informed by a representative of the developers that a revised scheme for the Data Centre would be submitted and that there were no proposals to change the design of the building or the quality, with Members welcoming this

Concerns were raised that when considering the Data Centre application, Members had stressed the importance of future developments relating to the design and quality of the approved scheme but that now a different scheme was being proposed, with the possibility of housing also being introduced on the site. By way of response, Members were informed that the whole site was 7.5 acres and that as the Data Centre would take up only 1.5 acres, it was felt there was sufficient area left to create a development of quality and innovation which related well to its surroundings

Members then considered the proposals for the first phase of the new Leeds College of Building Campus

The following information was provided:

- background details about the establishment of the college in 1962, its size, the number of sites it operated from; the fact that it was the only FE construction college in the UK and that

several of its former students had won awards in building competitions around the world

- the number of companies the college worked with and contracts it supported, including the Leeds Arena and that the proposed development would provide an opportunity to build in work placements and apprenticeships
- that the proposals for a new campus would rationalise the colleges sites and bring three sites together under one roof, whilst providing better facilities for students and staff and enabling greater flexibility for the college to meet the needs of industry
- the timeline for the scheme, if approved, which was to be on site in October 2013 and the building to be occupied by 2015
- that there was an opportunity to create a unique building for Leeds and provide a greater prominence for the college, in a fairly central location on a sustainable site
- that the site was within the South Bank Masterplan and that the design principles picked up on the main points of that design masterplan
- the main entrance, leading on to a gathering space at the front of the building was an important feature of the design and gave the building prominence on Hunslet Lane
- reference and respect had been paid to the adjacent Alf Cooke building, through reference to its proportions and brickwork, which would then be presented in a contemporary manner. Reference had also been made to the traditional, saw-tooth design of workshop roofs, with this design being replicated in the design of the rooftops of the campus workshops
- in terms of landscaping, the building had been set back by 5m to enable a good landscaping scheme to be provided
- car parking for 50 cars and cycle parking would also be provided at the side of the building

Members commented on the following matters:

- the site of the car park and whether the buildings could be reconfigured to enable this to be sited between the main building and the workshops, or located at the rear of the site, on the land which formed phase 2 of the proposals
- the boundary treatment to the car park and the site beyond it and that some landscaping was required in this location
- that consideration should be given to including a parapet at the top of the buildings to improve their visual appearance and definition
- the design of the northern elevation; that this was very prominent along Black Bull Street and did appear stark

The following responses were provided:

- that the site for the second phase of the proposals was not yet within the ownership of the applicant so using this for car parking for the first phase was not an option

- that the location of classrooms and workshops was critical and had to provide an easy flow, so it would not be possible to relocate the car park from its proposed position
- that there was the possibility for improved landscaping, with the treatment to the Fenton Street car park off Woodhouse Lane given as an example, which, through tree planting, effectively screened the car park
- that the side and front elevation of the building would be seen together, although if it was felt too stark, consideration could be given to a different treatment or colour

In response to the specific questions raised in the report for Panel's consideration, the following responses were provided:

- that the proposed use of the site would be appropriate in principle
- that in general, Members were satisfied with the form, massing, architectural treatment and materials would be appropriate to the character of the area and the setting of the Alf Cooke Printworks
- to note Members' comments about the need to improve the appearance of the car park and the need for a parapet on the buildings
- that little detail had been provided about appropriate activity and natural surveillance to the surrounding streets and spaces. On this issue the Chief Planning Officer stated that future developments on the wider site and in the south bank area would require enhanced pedestrian links across the area. Whilst a green edged route was shown to the northern side of the site, it was not clear what the detail of this would be but that it would be a key route and therefore the handling of the boundary edge was of great importance to ensure a safe and attractive route through was provided
- that in general, Members agreed that the strategy for public realm and landscaping at this site would be appropriate in principle
- that Members agreed that it was necessary to secure significant pedestrian and cycle connectivity improvements from all new development in the immediate area (including this one) in order to enable safer walking and cycling routes from the railway station and bus stops to the west of the bus station in the central core, via the re-opened Hunslet Road
- that in terms of pedestrian connections in this area, a new crossing on Crown Point Road should be provided with appropriate contributions from this proposals. The Chief Planning Officer stated that the Alf Cooke Printworks scheme had sought contributions towards a new pedestrian crossing and the city park and that there would need to be some equity about how the applicant for this scheme would be treated. On the Data Centre application, there was a suggestion made to calm the traffic on Crown Point Road and there was now a willingness from Highways to do this, so consideration had to be given to who would contribute to that

The Chair requested that a masterplan for the whole area

be provided, showing how this proposal, the revised location for the Data Centre and siting of housing in this area could be accommodated, together with highways and new links to the surrounding developments, including New Dock, to provide context for this evolving area of the City. The Chief Planning Officer stated that this area was part of the Urban Eco Settlement and that the Council was keen to work with developers to achieve this

RESOLVED – To note the report, the presentation and the comments now made

11 Date and Time of Next Meetings

Tuesday 25th June at 9.30am
Thursday 4th July at 1.30pm