

From: "Briggs, Chris" <Chris.Briggs@leeds.gov.uk>

Subject: FW: 46 Burley Street workshop

Date: 9 December 2016 at 11:49:53 GMT

To: William McKinnon

Cc: "McKenna, Cllr James" <James.Mckenna@leeds.gov.uk>, "Hill, Tim" <Tim.Hill@leeds.gov.uk>, "Singh, Daljit" <Daljit.Singh@leeds.gov.uk>, "Butler, Steven" <Steve.Butler@leeds.gov.uk>, Richard Hellowell <richard@kendal54.freeserve.co.uk>

Hi Bill,

The workshop was an informal meeting to enable Councillors to better understand the scheme and its context, particularly the design rationale and options, as requested by them at the September Plans Panel meeting.

Third parties were not invited to attend and the workshop was not audio recorded as it was not a decision-making formal meeting. Councillors made it clear at the meeting that they would not be making decisions at the workshop and that any comments would not prejudice their decision at Plans Panel.

The attendees were:

Leeds City Council

Cllr. McKenna

Cllr. Leadley

Cllr. Latty

Cllr. Campbell

Cllr. Walshaw

Cllr. Gruen

Cllr. Garthwaite

Cllr. MacNiven

Cllr. Selby

Steve Butler - Head of Development Management

Daljit Singh - City Centre Team Leader

Nadir Khan - Senior Design Officer

Myself

For the applicant:

Christian Sanders – West and Machell Architects

Simon Grundy – Planning consultant

The discussion covered the following matters, as summarised at paragraph 2.1 of the 8th December Plans Panel report:

1. The context of the immediate surrounding area – built form, topography and views across the valley
2. The history of the scheme – from planning appeal refusal, the Inspectors findings to the September 2016 scheme. It was noted that the applicant had sought to address the Inspector’s previous concerns regarding the height of the “blade” and the room sizes, leading to a scheme that had reduced from 110 to 87 units.
3. Possible alternative architectural treatments and scale and massing options were discussed, including:
 - a. varying steps and flat roof-form options,
 - b. changing the materials to a lighter weight metal cladding,
 - c. Giving a vertical emphasis with 3 distinct elements,
 - d. removing the parapet,
 - e. emphasising shadow lines and window reveals,
 - f. providing more glazing to the corners,
 - g. moving the top floor set-back towards Burley Street, for example increasing the set-back at the western end of the Park Lane elevation.

Following the meeting revised plans were received. These were based on the mixed comments that Members gave on scale, massing and architectural treatment at the workshop, and the resultant plans were fully presented to Members and yourselves at Plans Panel, and set out in the Chief Planning Officer’s report.

These changes were publicised on Public Access, and all objectors notified on 14.11.2016. The updated objector comments were summarised in the

report (including yours), or where late, were updated verbally. You were given a third opportunity to speak on this application yesterday, and Councillors considered your views again in the light of the revised proposal. We understand this may not be your preferred outcome however Councillors formed their own opinions and made a decision.

Kind regards
Chris

Chris Briggs

Development Management | City Centre Team
Leeds City Council
Tel. 0113 2224409

From: William McKinnon
Sent: 09 December 2016 09:44
To: Briggs, Chris
Cc: Richard Hellowell
Subject: 46 Burley Street workshop

Dear Chris

I would be grateful if you would :

1. Forward me the minutes of the workshop that took place on the 1st November.
2. Forward me a recording of what was said at the workshop.
3. Let me know why my neighbour Richard Hellowell and I were neither informed of the workshop nor invited to attend it.

Yours sincerely

Bill McKinnon