

DEVELOPMENT PLAN PANEL

4TH APRIL 2006

PRESENT Councillor D Blackburn in the Chair
Councillors Blake, Cleasby, Latty (substitute for
Councillor J Procter), Leadley and Taggart

80 Apologies

Apologies for absence were received from Councillor A Carter, Councillor Congreve, Councillor Harker and Councillor J Procter

81 Declarations of Interest

There were no declarations of interest

82 Minutes

RESOLVED – To approve the minutes of the Development Plan Panel meeting held on 7th March 2006 as a correct record

83 Aire Valley Leeds Area Action Plan (AVLAAP) – alternative options for consultation

Members considered a report by the Director of Development providing information on the consultation document for land use options for the Aire Valley Leeds AAP. Appended to the report was a copy of the proposed consultation document for consideration and comment

Large scale plans were on display of the land options in respect of Location, Opportunities & Challenges, Key Development Opportunity Areas, Offices, Housing and Transport. A small scale version of these plans had been circulated to Members with the report. However it was noticed there was a discrepancy on the Housing option plan displayed when compared with the version supplied to Members. Officers confirmed that the correct version was the one displayed at the meeting

Officers introduced the report and stated the intention was to ask the public straightforward questions regarding what land uses they would like to see in the Aire Valley Leeds, how much land should be given over to these uses and where within the area they should be located

Officers presented information on the following:

- Transport
 - a) The need for an integrated planning and transport plan
 - b) Improved links for people to access the employment opportunities the site would be delivering
 - c) The possibility of a new bridge being created on Skelton Grange Road to help deliver public transport
 - d) The need for greater connectivity for pedestrians, cyclists and vehicles

- Housing
 - a) Viewed as a key land use and through its higher value could be used to pay for the necessary infrastructure
 - b) Size of development and the need to have a large enough development with a degree of self-containment, ie approximately 4000 houses on a 80 hectare site, and possibly at Skelton Business Park, 3500 houses on a 72 hectare site
- Contaminated areas within the area, the Knostrop WWTW, and its impact on the site
 - Office/Business use and being mindful both of PPS6 which suggests offices should be located in the city centre and existing consents for commercial uses in the area

- Key locations – particularly next to Junction 45 which could site an iconic development for this strategic gateway

Members were advised that workshops with stakeholders were being arranged and there would be attendance by planning officers at Community Forums, the Hunslet Festival and One Stop Centres. A workshop for Members had been arranged for 25th April

Members commented on the following matters:

- Rail travel – the number of rail routes between Leeds and Wakefield, the possibility of a station at Marsh Lane and whether redundant track beds could be utilised in the future
- Transport links and the need to take into account the Airport Transport Strategy
- Cultural and artistic facilities and whether there could be provision for these within the area
- Housing, and concern that one housing option site was located in an area which was at risk of flooding

Regarding the consultation process, officers were reminded of the need to be sensitive when dealing with communities in areas perhaps labelled as 'disadvantaged' and to ensure the appropriate tone and wording was adopted

When engaging with communities it was suggested there should be full engagement with education providers, that Surestart and the Integrated Children's Centres should be involved and that consideration should be given to where and when meetings were held to maximise involvement by the public

It was also suggested that work be undertaken to consider the type of skills which would be needed for Aire Valley Leeds, and how these related to the existing skills in the community

In response to queries from Members about Knostrop WWTW, the Panel was informed that officers were working closely with Yorkshire Water. Legislation would result in further improvement works, and it was hoped that works beyond the statutory minimum improvements could be achieved, and the odour from the filter

beds could be better controlled. Officers stated that a realistic timescale to tackle some of these issues was 10-15 years

RESOLVED – To approve the consultation document proposed to be used for the Regulation 25 final informal stage of plan preparation, as appended to the submitted report, subject to the comments now made