

## **SCRUTINY BOARD (CITY DEVELOPMENT)**

**WEDNESDAY, 22ND JULY, 2015**

**PRESENT:** Councillor P Truswell in the Chair

Councillors J Bentley, A Castle, D Cohen,  
P Davey, R Harington, J Heselwood,  
M Ingham, S McKenna, P Wadsworth and  
J Walker

### **9 Late Items**

There were no late items.

### **10 Declaration of Disclosable Pecuniary Interests**

There were no disclosable pecuniary interests declared to the meeting.

### **11 Apologies for Absence and Notification of Substitutes**

An apology for absence was submitted by Councillor C Townsley. Notification was received that Councillor J Bentley was substituting for Councillor C Townsley.

### **12 Minutes - 17 June 2015**

**RESOLVED** – That the minutes of the meeting held on 17 June 2015, be approved as a correct record.

### **13 Brownfield Sites**

The Director of City Development submitted a report which provided an update on activity to bring forward new housing development on previously developed land within Council ownership. The Board was advised that this work was being managed through the Housing Investment Land Strategy (HILS) which co-ordinated activities through the Brownfield Land Programme, Affordable Homes Programme, Council House Growth Programme and Capital Receipts Programme, and supports work to deliver older peoples housing and self-build sites across the city.

The following information was appended to the report:

- Housing Investment Land Strategy Schedule (June 2015)

The following representatives were in attendance and responded to Members' queries and comments:

- Councillor Richard Lewis, Executive Board Member (Regeneration, Transport and Planning)
- Tim Hill, Chief Planning Officer
- David Feeney, Head of Forward Planning
- Adam Brannen, Head of Regeneration.

The key areas of discussion were:

- The frequency of future reports to the Board.
- The supply of council housing in areas where there was a clear need and demand. The identification and acquisition of suitable sites with specific reference to the potential of the West Park site.
- Clarification on the choice of sites for older peoples housing. The Board was advised that this was aligned to the strategy for adult social care, specific consideration regarding access to bus routes, shops and facilities and pre-existing commitments made to communities for the provision of older peoples housing.
- The factors that determined the sale and development of brownfield sites, including capital receipts, delivering regeneration and housing growth.
- Clarification regarding the development of sites within a reasonable timescale so that sites were not left undeveloped after disposal. The Board was advised that sales were conditional on planning approval and best consideration. It was in the interest of the developer to recoup their outlay from the planning proposal as soon as possible.
- The use of receipts to enhance the attractiveness of other sites with reference to site investigations, remedial work and overall sites preparation.
- The impact of the budget announcement regarding the extension of the right to buy scheme to registered housing providers.

#### **RESOLVED –**

- a) That the report be noted.
- b) That information regarding income from the disposal of brownfield sites be contained in future reports.
- c) That the Chair of the Scrutiny Board (City Development), in conjunction with officers determines the most appropriate timing for further reports during this municipal year.

#### **14 East Leeds Extension Programme**

The Director of City Development submitted a report which provided an overview of the East Leeds Extension (ELE) development. The report also provided an update on progress of the extension and the progress in construction of the new East Leeds Orbital Road (ELOR) that will connect the existing Outer Ring Road at Red Hall to the J46 of the M1 at Thorpe Park.

The following information was appended to the report:

- East Leeds Extension Map (13 Jan 2014 Plan no.11041/BA)

The following representatives were in attendance and responded to Members' queries and comments:

- Councillor Richard Lewis, Executive Board Member (Regeneration, Transport and Planning)
- Tim Hill, Chief Planning Officer
- David Feeney, Head of Forward Planning
- Adam Brannen, Head of Regeneration
- Oliver Priestley, Highways Projects Manager
- Sandra Pentelow, Principal Scrutiny Adviser.

The key areas of discussion were:

- The frequency of future reports to the Board.
- The provision of sufficient school places to meet demand due to housing growth.
- The plans to provide facilities for non-motorised movement, particularly cycling tracks within ELOR.
- The provision of adequate public transport links.
- Access to current rights of way during development.
- Sustainable development and place making, ensuring that all the elements that supported communities were being considered and planned for.
- Consultation and dialogue regarding health and dental provision with NHS England, CCG's and Public Health to meet demand due to housing growth.
- The balance of 15% affordable housing and development viability.

## **RESOLVED –**

- a) That the report be noted.
- b) That information regarding ongoing consultation with METRO regarding the development and provision of public transport links be contained in future reports.
- c) That additional information regarding place making progress, particularly regarding the provision of schools and health facilities, be contained in future reports.
- d) That the Chair of the Scrutiny Board (City Development), in conjunction with officers determines the most appropriate timing for further reports during this municipal year.

## **15 Terms of Reference - Housing Mix Inquiry**

The Head of Scrutiny and Member Development submitted a report with proposed terms of reference for the Boards approval. The Scrutiny Board (City Development) and Scrutiny Board (Environment and Housing) agreed in June 2015 to undertake a joint piece of work in relation to this inquiry.

The following information was appended to the report:

- Terms of reference for Housing Mix Inquiry

The following representatives were in attendance and responded to Members' queries and comments:

- Councillor Richard Lewis, Executive Board Member (Regeneration, Transport and Planning)
- Tim Hill, Chief Planning Officer
- David Feeney, Head of Forward Planning.

Reference was made to identified witnesses within the terms of reference. The Chair advised that officers were also required to contribute to the inquiry.

**RESOLVED –**

- a) The terms of reference were agreed.
- b) That Members of Scrutiny Board (City Development) and Scrutiny Board (Environment and Housing) be consulted regarding the suitability of a future meeting date for the joint working group.

**16 Work Schedule**

A report was submitted by the Head of Scrutiny and Member Development which detailed the Scrutiny Board's draft work programme for the current municipal year.

The draft work schedule for 2015/2016 and the Executive Board minutes for 24 June 2015 were appended to the report.

**RESOLVED –** That the Board notes the content of the report and approves the revised work schedule.

**17 Date and Time of Next Meeting**

Wednesday, 9 September 2015 at 10.30am (pre meeting for all Board Members at 10.00am)

(The meeting concluded at 11.40am)