

Development Plan Panel

Tuesday, 5th April, 2016

PRESENT: Councillor D Congreve in the Chair

Councillors B Anderson, C Campbell,
M Coulson, C Gruen, P Gruen, T Leadley,
R Lewis, J McKenna and N Walshaw

36 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

37 Exempt Information - Possible Exclusion of the Press and Public

No exempt information was contained within the agenda.

38 Late Items

No formal late items of business were added to the agenda; however Members were in receipt of better quality site plans in place of pages 41, 49 and 53 of the agenda pack.

39 Declaration of Disclosable Pecuniary Interests

No declarations of disclosable pecuniary interests were made.

40 Apologies for Absence

Apologies for absence were received from Councillors Macniven and J Procter. Councillor P Gruen attended the meeting as substitute for Councillor Macniven.

41 Minutes

RESOLVED- That the minutes of the Development Plan Panel meeting held on 1st March 2016 be approved.

42 Matters Arising

Minute 33 – Site Allocation Plan (SAP) –

Members received an update on the task of inputting consultation responses, which was now approximately 95% complete, with the redaction process underway to prepare the responses for publication. Additionally the outcome of the meeting held on 15th March 2016 with local ward Councillors to discuss the Outer North East Housing Market Characteristic Area was reported. It was noted that a report on an alternative approach to the ONE HMCA would be presented to a future Panel meeting.

Minute 34 - Aire Valley Leeds Area Action Plan & SAP – Members received a proposed timetable for the progression of both the AVLAAP and SAP and considered setting an appropriate meeting schedule. The following meeting dates and likely agenda were agreed:

14th June 2016 at 1.30 pm (with site visits scheduled for the morning)

28th June 2016 at 1.30 pm (with site visits possibly scheduled for the morning)

19th July 2016 at 1.30 pm

43 Site Allocations Plan - Retail Topic Area

The Chief Planning Officer submitted a report which provided a summary of the representations received to the publication consultation on the Site Allocations Plan (SAP) with specific regard to Retail.

Louise White, Principal Planner (Retail), presented the report and discussed the issues raised in the 26 representations received, including the recommendations for consideration in order to determine how the Council should respond, for all areas except the city centre. Additionally the report included recommendations for Major Modifications to the SAP.

With regard to the City Centre, in light of the representations received, it was noted that officers felt the Plan policies needed to better reflect retail as a leisure activity and address the impact of revised Permitted Development Rights. As such, proposals for the City Centre would be brought forward following discussion with shopping centre owners.

Discussions were noted on the following matters:

Kirkstall –

- Generally welcomed the proposals to retain the current Kirkstall Town Centre site boundary in order to retain future Town Centre uses, noting that this site currently included some retail elements and that other localities such as Headingley had successful split retail sites
- Acknowledged that regeneration of the Kirkstall Town Centre site could be dependent on retaining retail element
- Commented that the proposed Primary Frontage designation to Kirkstall Bridge Retail Park could prevent future development of the Town Centre site and suggested proposing secondary frontage designation instead
- Officers agreed to further consider comments about the current mixed use of the Kirkstall Town Centre site and future Kirkstall Bridge Retail Park frontage designation in order to avoid preventing future regeneration of the whole site.

Yeadon -

A comment was noted that, had permission not been granted for the Aldi foodstore, this site would have been considered for removal from retail. Members supported officers' view that this site was not yet ready to be designated as Primary Frontage as the store was not yet built.

Major Modification - Guiseley White Cross -

A comment was noted that a single Aldi store at this location did not support a Higher Order Local Centre designation. The balance of uses nearby, including residential had to be considered.

In response, Members noted once the foodstore was constructed, this site would meet the requirements for either a Higher or Lower Order Centre.

Morley – In response to comments that the report did not reflect submissions from Morley Town Council, officers explained that not all submissions had been collated yet. A further comment on perceived inconsistencies regarding the

inclusion of religious/cultural/community centres within some centre boundaries and not others was also addressed.

RESOLVED-

- a) To note the summary representations on retail to the draft Site Allocations Plan consultation as contained in Appendix A of the submitted report
- b) That, having considered the issues set out in Section 4 of the submitted report, along with the accompanying policy and plans contained within Appendices B to M, the Panel give approval to the following recommendations as set out in Section 4:

- i) City Centre HMCA - That the contents of the summary in paragraphs 4.1.1 to 4.1.5 be noted and that approval be given for Policy RTC2 to be reviewed in light of the representations, particularly with respect to permitted development rights and frontage designations.

- ii) Inner HMCA Cardigan Road Local Centre - In line with the considerations contained in paragraphs 4.2.1 to 4.2.3, approval be given for the extent of the Cardigan Road local centre boundary to be reduced, by the removing land formerly occupied by a glassworks

- iii) Inner HMCA Hyde Park Corner Local Centre - In line with the considerations contained within paragraphs 4.2.5 to 4.2.8, approval be given for the boundary of the Hyde Park Local Centre to be extended to include property at 25a and 27-29 Headingley Lane and 221 Woodhouse Street.

- iv) Inner HMCA Royal Parks Local Centre - In line with the considerations contained in paragraphs 4.2.10 to 4.2.12, approval be given for the name "Royal Parks Local Centre" to be retained

- v) Inner HMCA Harehills Lane Local Centre - In line with the considerations contained in paragraphs 4.2.14 and 4.2.15, the Panel noted that no action was required in respect of the representation

- vi) Inner HMCA Burley Lodge (Woodsley Road) Local Centre - In line with the considerations contained within paragraphs 4.2.17 to 4.2.19, approval be given for the boundary of the Burley Lodge Local Centre to be extended to include the Multi-Cultural Community Centre at 64 Woodsley Road

- vii) North HMCA Kirkstall Bridge Retail Park at Kirkstall Town Centre – Having discussed the considerations contained within paragraphs 4.3.1 to 4.3.6, a decision on the proposal to update the Kirkstall Town Plan Centre plan to identify the current layout and Primary Frontages to the Kirkstall Bridge Retail Park be deferred at the current time. Officers be authorised to review current site use and consider the suggestion to designate Secondary Frontage (retail) in order to avoid the designation preventing future regeneration of the whole site.

- viii) Aireborough HMCA Proposed new centre at White Cross Guiseley - In line with the considerations contained within paragraphs 4.4.1 to 4.4.2, the

White Cross area is not identified as a Higher Order Local Centre at the current time.

Notwithstanding this, approval be given to the request in the future circumstance where a new Higher Order Local Centre at White Cross can be identified; and this would be subject to all of the following be satisfied prior to the Council's proposed Major Modifications to the SAP or during examination of the SAP:

- The Aldi superstore is built
- there is adequate evidence before Officers to demonstrate that the creation of a new centre is required in accordance with Core Strategy Policy P7 (contained as appendix 3 of the submitted report); and that the centre comprises a mix of the main Town Centre uses listed in Core Strategy Policy P3;
- A new Centre boundary can be agreed.

ix) Yeadon Town Centre - In line with the considerations contained within paragraphs 4.4.4 and 4.4.5, no amendments will be made to Yeadon Town Centre at the current time, however Officers are to amend the Primary Shopping Area or define the food store as Primary Frontage should there be sufficient evidence to do this in the future and the permitted food store is built prior to the Council's proposed Major Modifications to the SAP or during examination of the SAP.

x) Outer South and Outer South West HMCA's, Rothwell Town Centre and Drighlington Lower Order Local Centre - In line with the considerations contained within paragraphs 4.5.1 to 4.5.2, no amendments will be made to the Rothwell Town Centre boundary and Drighlington Local Centre boundaries at the present time, however Officers are to amend the centre boundaries in both locations accordingly should the permitted food stores be built prior to the Council's proposed Major Modifications to the SAP or during examination of the SAP

- c) That, having considered the proposed Major Modifications to the SAP, the following be agreed:
- 1) Approval be given to the Major Modifications to the SAP on retail as set out in Section 5 (i to iv) of the submitted report, relating specifically to the following Centre boundaries:
 - i. The reduction of the boundary to Cardigan Road Local Centre;
 - ii. The expansion of the boundary at Hyde Park Corner Local Centre;
 - iii. The expansion of the boundary at Burley Lodge (Woodsley Road) Local Centre; and,
 - 2) The addition of Primary Frontage at Kirkstall Bridge Retail Park within Kirkstall Town Centre be deferred at the present time in order to allow officers time to consider the implications of Primary Frontage designation on the future regeneration of the whole site and the merits of Secondary Frontage designation instead

44 National Housing Standards - Development Plan Document

The Panel considered the report of the Chief Planning Officer on the National Housing Standards Review – introducing space and accessibility standards

for new housing. The report also outlined the commitment to prepare a Development Plan Document (DPD) in response to enable the national standards to be applied in Leeds, including the Nationally Prescribed Space Standard (as attached at Appendix 1) and Accessible Housing (Appendix 2).

Appropriate consultation with house builders and residents would be held as part of the DPD process and the report set out a proposed timeline for implementation of the DPD.

Robin Coghlan, Planning Policy Team Leader, presented the report and highlighted that Energy and Water standards were already addressed through “passporting” a new policy approach to applying Policy EN1 and EN2.

The Panel discussed the following key issues:

Nationally Prescribed Space Standard:

- Noted Leeds had adopted space standards for development of council housing several years ago.
- Whether the new Standards could be championed through the Authority’s own housing stock
- Whether the requirements for increased/standard room space would be reflected in garden space

Accessible Housing:

- Clarification was provided on the terms M4 (1) Category 1: ‘ordinary’ dwellings; M4 (2) Category 2: accessible and adaptable dwellings (“lifetime dwellings”) and M4 (3) Category 3: wheelchair standard dwellings.
- The use and application of the term “optional Building Regulation” in the descriptor was clarified

National Guidance required the LPA to evidence i) the need for additional standards in their area and ii) that housing development will remain viable to justify setting appropriate policies in the Local Plan.

- Members considered how satisfactory evidence could be gathered and presented
 - Members considered how viability would be dealt with in the future and whether the Standard would apply city-wide or be locality led
- Whether the Plan could be adopted sooner. Officers highlighted the need to adhere to the statutory preparation process and to incorporate time for the involvement of the Planning Inspectorate.
 - Whether outline permissions granted before the adoption of the Plan would have to adhere to the standards. Officers expected the standards to be applied to Reserve Matters applications, although there may be issues about capacities that have to be considered at Outline application stage.
 - The impact of the new Standards on Neighbourhood Plans
 - The impact of the energy standards on the Core Strategy
 - Work on the new Government viability standards would take place alongside SAP viability work, noting a request for future reports to include Leeds current space standards in order to provide context to the Governments new Standards.
 - The Panel welcomed the prospect of future development proposals enabling discussion on the percentage of accessible homes per development.

RESOLVED - That the contents of the report be approved, including the broad scope of the Development Plan Document and the timetable for preparation.

45 Strategic Housing Land Availability Assessment Update 2015 and Five Year Land Supply 2016 to 2021

Further to minute 25 of the meeting held 19th January 2016, the Panel considered a further update report on the progress of the Strategic Housing Land Availability Assessment (SHLAA). The report also reported on housing land supply appeals.

It was reported that the SHLAA Partnership had met, the SHLAA Update had been finalised and a 5 year supply position had been calculated. The report outlined the discussions at the SHLAA Partnership meeting and the views of those volume house builders who engaged with the process. It was noted that a representation from the House Builders Federation had been received after the process closed.

The report detailed the process by which the Final SHLAA Update Position figures were reached, taking into account Draft Site Allocations Plan and the Aire Valley Leeds Area Action Plan, as well as safeguarded, green belt and flood risk areas. Appendix 1 of the report contained a site schedule to accompany the Council's Position Statement on 5 Year Housing Land Supply

Officers reported confidence over the robustness of the 5 year supply figure (with 5% buffer)

In respect of Housing Appeals, the report provided an outline of the current position in respect of Section 78 planning appeals over the refusal of permission for housing proposals on safeguarded land, where the SHLAA was fundamental to the Council.

Members discussed the impact the long standing enquiries were having on development in Leeds and frustration that, unlike Local Planning Authorities, the Planning Inspectorate did not have targets deadlines by which matters should be dealt with

RESOLVED - To approve the contents of the report

46 Date and Time of Next Meeting

RESOLVED - To note the date and time of the next meeting as Tuesday 10th May 2016 at 1.30pm