

DEVELOPMENT PLAN PANEL

3RD JANUARY 2006

PRESENT Councillor A Carter in the Chair
Councillors D Blackburn, Blake Cleasby,
Harker, Leadley, J Procter (part) and
Taggart

IN ATTENDANCE Councillor Fox

37 Chair's opening remarks

Councillor Carter wished everyone present a happy new year

38 Apologies for absence

Apologies were received from Councillor Congreve The Chair informed the meeting of the sad news of the recent death of Mrs Congreve and advised Members that he had written to Councillor Congreve with condolences

39 Declarations of interest

The following Members declared prejudicial/personal interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 13 of the Members Code of Conduct

Councillor Harker – declared a personal interest in Leeds UDP Review – Response to the Inspector's report on Chapter 14 (Aireborough, Horsforth and Bramhope) as a Governor at Trinity and All Saints College where a greenfield housing allocation is sited (minute 45 refers)

Councillor Leadley – declared personal interests in Leeds UDP Review – Response to the Inspector's report on Chapter 7 (Housing) and Leeds UDP Review – Response to the Inspector's report on Chapter 21 (Rothwell) as Chair of the Scrutiny Commission (Flooding in Leeds) as sites within these areas may be at risk of flooding (minutes 42 and 50 refer)

40 Withdrawn item

The Chair proposed that agenda item 7, 'Leeds UDP Review – Response to the Inspector's report on Policy N34 (Protected Areas of Search (PAS) and long term growth) be deferred for further information and be considered at the meeting of Development Plan Panel scheduled for 24th January 2006

RESOLVED – That the item be deferred and a further report be submitted to the next meeting

41 Minutes

RESOLVED – That the minutes of the meeting held on 6th December 2005 be agreed as a correct record, subject to the following amendments:

Minute 29 – Declarations of interest - to read 'Councillor Leadley declared a personal interest.....'

Minute 36 – Leeds Local Development Framework – Draft Supplementary Planning Document – City Centre Public Realm Contributions – to read

'(i) To note the contents of the Draft City Centre Public Realm Contributions SPD'

42 Leeds UDP Review – Response to the Inspector’s report on Chapter 7 (Housing)

The Panel considered a report by the Director of Development setting out the Inspector’s recommendations for Chapter 7 (Housing) regarding alterations 7/001 – 7/009 and suggestions for responses to these. Details of the proposed responses were appended to the submitted report and a further proposed amendment in respect of PA 7/008 – Student Housing was tabled for Members’ consideration

Officers set out the main points raised by the Inspector, in relation to housing land strategy, affordable housing targets and student housing

Members discussed and commented on the following:

- the rejection of the Inspector’s suggestion for a target figure of 25% for Leeds and the proposed retention of the adopted 15-25% affordable housing target across the city
- the rejection by the Inspector of the Ashore policy in favour of a criteria-based approach
- the positive impact the Ashore policy had begun to have on communities and the need for any amendments to be robust and be clear to developers/landlords and local communities
- the effect any changes to the Ashore policy might have on permissions granted with conditions attached relating to this policy
- the changing market for student accommodation and the ways in which this could be used to secure a greater mix of tenure of properties in the Headingley area
- the phased release of land for housing and the Inspector’s designation of Otley and Wetherby only as freestanding towns over areas such as Horsforth, Morley, Pudsey etc

RESOLVED –

- i) To agree the report as the City Council’s response to the Inspector’s recommendations in respect of Chapter 7 (Housing) (Alterations 7/001 -7/004 and 7/006 – 7/009 only)
- ii) To recommend approval of these recommendations to Executive Board in due course and to note that the response in relation to 7/005 – PAS – will be considered at the next Development Plan Panel meeting to be held on 24th January 2006 with a view to submitting a recommendation on 7/005 – PAS - to Executive Board, in due course

43 Leeds UDP Review – Response to the Inspector’s report on Chapter 8 (Local Economy)

The Panel considered a report by the Director of Development proposing a response to the Inspector’s recommendations for Chapter 8 (Local Economy). A schedule of the proposed amendments was appended to the submitted report

Officers reported that whilst the Inspector’s views were disappointing the suggested modifications were not a great concession, and that the Inspector had provided useful information on the interpretation of ‘need’ in respect of housing or mixed use applications on employment sites, which could include community need, rather than just that of the site owners/applicants

RESOLVED – To agree the report as the City Council's response to the Inspector's recommendations with respect to Chapter 8 and to recommend its approval to the Executive Board in due course

44 Leeds UDP Review – Response to the Inspector's report on Chapter 11 (Area Based Initiatives and Regeneration)

Members received a report by the Director of Development setting out proposed amendments to Chapter 11 in light of the Inspector's recommendations. A schedule of the proposed alterations was appended to the report for Members' information.

RESOLVED –

(i) To agree the report as the City Council's response to the Inspector's recommendation in respect of Chapter 11 (Area Based Initiatives and Regeneration) and to recommend its approval to the Executive Board in due course

(ii) To request that references to the Aire Valley be clarified to differentiate between the Upper and Lower Aire Valley

45 Leeds UDP Review – Response to the Inspector's report on Chapter 14 (Aireborough, Horsforth and Bramhope)

Prior to consideration of the area Chapters (minutes 45- 50 refer) it was agreed that comments relating to PAS (Protected Areas of Search) sites referred to within the area reports would be considered at the meeting to be held on 24th January 2006.

The Director of Development submitted a report setting out the Inspector's recommendations for Chapter 14 (Aireborough, Horsforth and Bramhope). Appended to the report was a schedule setting out the proposed modifications to the UDP Review.

RESOLVED –

(i) To agree the report, with the exception of those modifications relating to PAS, as the City Council's response to the Inspector's recommendations in respect of Chapter 14 and to recommend its approval to the Executive Board in due course.

(ii) To note that consideration will be given to modifications relating to PAS sites within Chapter 14 at the meeting to be held on 24th January 2006, with a view to submitting a recommendation on these sites to Executive Board in due course.

46 Leeds UDP Review –Response to the Inspector's report on Chapter 16 (Garforth)

The Director of Development submitted a report setting out the Inspector's recommendations for Chapter 16 (Garforth). Appended to the report was a schedule setting out the proposed modifications to the UDP Review.

RESOLVED -

(i) To agree the report, with the exception of those modifications relating to PAS, as the City Council's response to the Inspector's recommendations in respect of Chapter 16 and to recommend its approval to the Executive Board in due course.

(ii) To note that consideration will be given to modifications relating to PAS sites within Chapter 16 at the meeting to be held on 24th January 2006, with a view to submitting a recommendation on these sites to Executive Board in due course

47 Leeds UDP Review – Response to the Inspector’s report on Chapter 17 (Morley)

Members received a copy of a report setting out proposed modifications to the UDP Review, Chapter 17 (Morley), in light of the Inspector’s recommendations. Appended to the report was a schedule setting out the proposed amendments

RESOLVED –

(i) To agree the report, with the exception of those modifications relating to PAS, as the City Council’s response to the Inspector’s recommendations in respect of Chapter 17 and to recommend its approval to the Executive Board in due course

(ii) To note that consideration will be given to modifications relating to PAS sites within Chapter 17 at the meeting to be held on 24th January 2006, with a view to submitting a recommendation on these sites to Executive Board in due course

48 Leeds UDP Review – Response to the Inspector’s report on Chapter 18 (North Leeds)

The Director of Development submitted a report setting out the Inspector’s recommendations in relation to Chapter 18 (North Leeds) A copy of the schedule setting out the proposed modifications was appended to the submitted report

RESOLVED -

(i) To agree the report, with the exception of those modifications relating to PAS, as the City Council’s response to the Inspector’s recommendations in respect of Chapter 18 and to recommend its approval to the Executive Board in due course

(ii) To note that consideration will be given to modifications relating to PAS sites within Chapter 18 at the meeting to be held on 24th January 2006, with a view to submitting a recommendation on these sites to Executive Board in due course

49 Leeds UDP Review – Response to the Inspector’s report on Chapter 20 (Pudsey)

Members received a copy of a report setting out proposed modifications to the UDP Review, Chapter 20 (Pudsey), in light of the Inspector’s recommendations. Appended to the report was a schedule setting out the proposed amendments

RESOLVED –

(i) To agree the report, with the exception of those modifications relating to PAS, as the City Council’s response to the Inspector’s recommendations in respect of Chapter 20 and to recommend its approval to the Executive Board in due course

(ii) To note that consideration will be given to modifications relating to PAS sites within Chapter 20 at the meeting to be held on 24th January 2006, with a view to submitting a recommendation on these sites to Executive Board in due course

50 Leeds UDP Review – Response to the Inspector’s report on Chapter 21 (Rothwell)

The Panel considered a report by the Director of Development setting out proposed modifications to the UDP Review Chapter 21 (Rothwell) following the Inspector’s recommendations. A schedule of proposed alterations was appended to the submitted report

Members raised concerns that some of the area reports did not correctly identify the affected wards and asked that greater care be taken to identify the wards based on the 2004 boundary changes

RESOLVED –

(i) To agree the report, with the exception of those modifications relating to PAS, as the City Council’s response to the Inspector’s recommendations in respect of Chapter 21 and to recommend its approval to the Executive Board in due course

(ii) To note that consideration will be given to modifications relating to PAS sites within Chapter 21 at the meeting to be held on 24th January 2006, with a view to submitting a recommendation on these sites to Executive Board in due course

51 Leeds UDP Review – Response to Inspector’s report on Chapter A9A (Car parking guidelines)

Members received a copy of a report by the Director of Development setting out the Inspector’s recommendations for Chapter A9A and the proposed amendments arising from these which were appended to the submitted report

The Panel noted that the Inspector had supported the Council’s position with the caveat that references to the requirement for commuted spaces in the City Centre core car parking area be deleted

RESOLVED – To agree the report as the City Council’s response to the Inspector’s recommendations in respect of Chapter A9A and to recommend its approval to the Executive Board in due course