

## **Development Plan Panel**

**Tuesday, 8th December, 2009**

**PRESENT:** Councillor C Fox in the Chair

Councillors B Anderson, P Gruen,  
T Hanley, T Leadley, D Blackburn,  
T Murray and R Lewis

**25 Declaration of interests**

No declarations of interest were made

**26 Apologies for Absence**

Apologies for absence were received from Councillor Smith and Councillor Harker

**27 Minutes**

**RESOLVED-** That the minutes of the Development Plan Panel meeting held on 13<sup>th</sup> October 2009 be approved

**28 Matters arising from the minutes**

Further to minute 23 of the Development Plan Panel meeting held on 13<sup>th</sup> October 2009 – Leeds Development Framework Natural Resources and Waste Development Plans Document – The Chair referred to the concerns of the Executive Member Environmental Services on aspects of the DPD and informed Members that a meeting had taken place with the Executive Member, the Chair of the Development Plan Panel and Officers. Some of the narrative relating to wind farms had been expanded upon but no material changes had been made and the document would now be submitted for informal public consultation

**29 Leeds Local Development Framework : Annual Monitoring Report 2009**

Members considered a report of the Director of City Development setting out the Annual Monitoring report (AMR) for 2009 and seeking Panel's agreement to refer the report to the Executive Board for approval prior to its submission to the Secretary of State, Department for Communities and Local Government

The Head of Forward Planning and Implementation presented the report and informed Members that the AMR was a statutory requirement as part of the Local Development Framework. The report looked back over the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009 and included the time of change which had occurred since the economic downturn, which had seen the housing market weaken, a slow down in housing delivery and uncertainty around employment land and jobs

The main headings of the AMR were outlined, these being:

housing  
employment land  
previously developed land  
retail, office and leisure uses  
environmental issues and waste management

Members commented on the following matters:

- the economic situation; how the Authority had reacted to this and the view that the elements were available to kick start the economy through increased house building, particularly of social and affordable housing, together with the necessary infrastructure
- that Leeds did not live in isolation and that many of the issues being dealt with were national ones
- concerns that a scarcity of housing in the future could lead to house price inflation and the problems associated with this
- the importance of Leeds as a leading city; the fact that the recession was affecting many areas of employment, including some professions; that some small businesses were still creating jobs and that with the right support this could be replicated across all parts of the city and help towards easing the situation
- that some social housing was being built in the city but that this was insufficient to cope with increasing demand, particularly as many young people were now unable to buy a property
- the need for community infrastructure which included access to training, education and employment, which whilst not being a part of the planning framework was a vital element in creating communities
- the Aire Valley proposals and the amount of progress on the site in respect of infrastructure
- the need to protect against developers who curtail housing schemes which contain an element of social housing whilst simultaneously seeking planning permission for sites for private housing
- in respect of retail space, that for those planning consents which condition the provision of infrastructure when certain triggers are reached, the need to ensure commercial advantage was not used against the Council to prevent the implementation of such infrastructure
- the responses from Government Office to previous AMRs
- the loss of employment land and the type of different uses this was being put to
- the level of retail development which had been completed during the reporting period of the AMR and whether what was being measured was replacement or new retail space
- that the figures for sand and gravel production had not been included in the report and the reasons for this
- the complicated debate around renewable energy; the requirement for major developments to provide 10% renewable energy and the Government target for Leeds to provide 75mw of renewable energy by 2021. It was noted that achieving this target presented a major challenge, now and in the future
- that many housing schemes in Leeds which included renewable energy were at the top end of the market and therefore the majority of people

were being denied these benefits; the importance of Central and Local Government leading the way on renewable energy provision to persuade developers to follow such leads

- that the recession should not be used as a reason not to provide standard sustainable features in homes
- the increased figure for waste arisings as set out in the report a further clarification of this

Officers provided the following responses

- regarding provision of community infrastructure alongside house building, that this was at the heart of what the LDF was seeking to achieve and was underpinned by changes to national guidance which now placed greater emphasis on community infrastructure but currently due to the downturn much of this was not being carried out
- in relation to the Aire Valley site this had been affected by the current market conditions
- whilst the AMR could not deal with issues retrospectively, better monitoring would enable the necessary measures to be put in place to ensure that Officers could be more proactive in respect of the implementation of planning conditions which were linked to trigger points
- that the previous four AMRs had all been submitted to Government Office within the required timescales and whilst the document had been acknowledged, no comments had been received. Officers had explicitly asked for a reaction to the AMR but no critique or response had been sent
- concerning the loss of employment land this had been predominantly to housing use mainly on small sites
- that the figures contained within the report for completed retail units were the gross build figures and that when the net figures were available the report would be updated
- that the sand and gravel production figures had not been provided for reasons of confidentiality as there was now only one local producer
- regarding the production of renewable energy and the requirement for major developments to provide 10% renewables, this was part of the challenge faced by the Local Planning Authority to find a balance between the requirement for contributions and how the package worked on individual sites. It was acknowledged that improvements were needed in terms of renewable energy production and that this had been recognised in the changes made on this section in the LDF Natural Resources and Waste DPD
- regarding paragraph 7.15 of the AMR in relation to waste arisings, Officers stated that this figure was incorrect and proposed an amendment for the AMR being submitted to Executive Board

**RESOLVED** - To recommend to Executive Board that the Leeds

Local Development Framework Annual Monitoring Report 2009 is approved for submission to the Secretary of State pursuant to Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004, subject to the following amendment at paragraph 7.15:

'Overall waste arisings continue to decrease. Moreover, management methods of recycling and composting are increasing their share of total management. This is also encouraging as it means less waste is being diverted to landfill'.

**30 Date and time of next meeting**

The Chair informed the meeting that due to the work flow within the Department the meeting in January 2010 had been cancelled, but that the meeting planned for 2<sup>nd</sup> February 2010 would go ahead