

Development Plan Panel

Tuesday, 7th December, 2010

PRESENT: Councillor N Taggart in the Chair

Councillors B Anderson, C Fox, T Leadley,
J Lewis, R Lewis and S Smith

39 Declaration of interests

No interests were declared

40 Apologies for Absence

No apologies were received

41 Minutes

RESOLVED- That the minutes of the Development Plan Panel meeting held on 9th November 2010 be approved.

42 Matters arising

The Chair referred to a recent successful High Court challenge to the Secretary of State's revocation of the Regional Spatial Strategy and that this decision would not be appealed, although the Secretary of State had announced it was his intention to introduce legislation which would abolish the RSS. Whilst this intention was also subject to a legal challenge, the fact remained that currently the RSS remained in place, together with the targets it contained

43 Leeds Local Development Framework: Annual Monitoring Report 2010

Members considered a report of the Director of City Development setting out the Annual Monitoring report (AMR) for 2010 and seeking Panel's agreement to refer the report to 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 and covered the period 1st April 2009 to 31st March 2010. He also referred to the situation regarding the RSS and the forthcoming Localism Bill which was seeking to introduce changes to the planning system. However, it was understood that the LDF would remain in place and provide the spatial planning framework for the use of land in the city and be a key mechanism to deliver the spatial objectives of the Community Strategy (Vision for Leeds)

Officers outlined the main points of the AMR, which included:

- the progress on key milestones

- the work undertaken on AAPs; the withdrawal of the City Centre and EASEL AAPs and the conversion of the West Leeds Gateway AAP to a SPD (now adopted)
- the current position on the Natural Resources and Waste DPD, following consideration by Development Plan Panel and Executive Board, this was to be subject to public consultation for 8 weeks from 15th December 2010
- SPDs, including the adoption of the Street Design Guide SPD; the Tall Buildings SPD and the on-going production of the Sustainable Design and Construction SPD
- evidence based work, including the SHLAA which was approved in February 2010 and on-going studies in respect of retail and town centres and updates to the 2006 Employment Land Review and 2007 Leeds Strategic Housing Market Assessment

Housing

- that the number of completions had decreased and were likely to remain low for some time, with less than 1000 units completed to September 2010
- that the projected net completions for 2010/11 was 1955
- that whilst there were many planning approvals, large numbers of these had not started or completed
- that 93% brownfield development had been delivered in 2009/2010 and 94% between 2004-2010
- that figures from the Leeds Settlement Hierarchy showed that major and small settlements were sustaining development although the main urban area of Leeds had seen a decrease in the housing market

Employment land

- that development levels of the employment sector mirrored that of housing land, with completions in employment floorspace being the lowest since AMR reporting commenced in 2003
- that the boom which had generated a large number of office schemes had dried up and that now much of employment development was on industrial sites
- that the Aire Valley continued to provide a stream of employment developments, with this expected to rise in the future
- to note a minor typing error in table 22, which should read 31-Mar-2010 and not 2009
- that a critical examination of employment land indicated that approximately 100 ha did not meet the grade required in the PPS4 test and that in next year's AMR a lower supply of employment land for industrial and warehousing purposes would be reported
- that there had not been much loss of industrial land to other uses, particularly not to housing due to the downturn
- that the retail sector showed some signs of improvement with several new foodstores opening in the city centre and surrounding areas

Transport/Accessibility

- that the data showed that new dwellings which had been completed enjoyed good access to public transport to a range of facilities, eg hospitals, GP surgeries and schools, within 30 – 60 minutes

Environment

- that there had been a decrease in the amount of land won aggregate production, with this likely to be as a result of the economy
- on a positive note, the amount of waste being produced had decreased over the reporting period
- in terms of the indicator relating to the number of planning permissions granted contrary to Environment Agency advice, this had doubled since the previous year, with 2 applications being given consent
- in respect of the core indicator E3 relating to biodiversity, 48% of sites were in positive conservation management
- on renewable energy 11.37 MW of installed grid-connected renewable energy capacity had been generated

Members commented on the following matters:

- the suggestion in a consultation document that by 2030 the population of Leeds could be 1 million and whether it was possible for that estimate to be revised. Officers stated that the Strategic Housing Market Assessment would probably provide more accurate information about population figures
- whether gypsy and traveller sites had been identified. Officers stated that they had no knowledge of specific work being undertaken beyond housing and that it would be Neighbourhoods and Housing Department who would take the lead on this matter. It was noted that a site had been given approval during the monitoring year. The AMR had subsequently been amended to include provision of three pitches during 2009/10 (indicator H4)
- concern that the figure for cumulative completions for 2015/2016 was a large increase and one which the construction industry could not achieve
- that the number of completions for new housing for 2011/2012 was projected at over 2100 which would equate to a high level of new construction needed to reach this figure
- that development was still taking place and that some areas of Leeds, particularly those which were absorbed in 1974 remained desirable places to live
- whether the figure provided of 278ha for B1 office space would need to be adjusted due to a change in Government policy. Members were informed that the figure would not need to be revised as most of the out of town office parks had planning consents which could possibly be renewed
- concern that a figure for sand and gravel production was not available for publication; that it could be understood for commercial reasons why this figure might be commercially sensitive but that this should be available to Members as exempt information. The Head of Forward Planning and Implementation said that if these figures could be obtained, they would be reported to DPP Members at the next meeting
- that the commentary provided at the meeting helped set the figures in context but that this had not been included in the report, with a suggestion that for future AMRs greater explanation of the trends behind the figures be provided in the report

- concern that Executive Board would not receive such a detailed presentation when the report was considered there
- whether any feedback had been received from the Department of Communities and Local Government to the AMRs Leeds had submitted. Members were informed that no response had been received from Central Government to the 5 previous AMRs submitted by the Authority and that feedback had been requested but none had been provided

The Chair thanked Officers for the work undertaken in producing and presenting the AMR

RESOLVED - That Development Plan Panel recommend to Executive Board that the Leeds Local Development Framework Annual Monitoring Report 2010 is approved for submission to the Secretary of State pursuant to Regulation 48 of the Town and Country Planning (Local Development)(England) Regulations 2004

44 Date and time of next meeting

It was agreed that the meeting scheduled in January would be cancelled but that the next meeting would take place on Tuesday 1st February 2011 at 1.30pm in the Civic Hall, Leeds