

Development Plan Panel

Monday, 2nd July, 2012

PRESENT: Councillor N Taggart in the Chair

Councillors B Anderson, C Campbell,
M Coulson, C Fox, R Harington, T Leadley,
J Lewis, K Mitchell and N Walshaw

8 Chair's Opening Remarks

The Chair welcomed all in attendance to the July meeting of the Development Plan Panel.

9 Declarations of Interest

There were no declarations of interest.

10 Apologies for Absence

An apology for absence was submitted by Councillor P Gruen.

11 Minutes - 6th June 2012

RESOLVED – Subject to the inclusion of Councillors Campbell and Harington under minute no. 4, apologies for absence, that the minutes of the Development Plan Panel meeting held on 6th June 2012, be approved.

12 Leeds Site Allocations Development Plan Document (DPD) Site assessments

The Director of City Development submitted a report which presented proposed site assessment details.

The following information was appended to the report:

- Site proforma
- Green belt review methodology
- Sustainability appraisal framework.

The following officers attended the meeting and responded to Members' questions and comments:

- Phil Crabtree, Chief Planning Officer
- Robin Coghlan, Team Leader (Policy)
- Ian Mackay, Principal Planner (Beeston Hill and Holbeck).
- Lyla Peter, Team Leader (Data).

The key areas of discussion were:

Minutes approved as a correct record
at the meeting held on Tuesday, 7th August, 2012

- That the site assessment proforma be amended to not refer only to grade 1 agricultural land, of which there is very little in Leeds, but all agricultural land use classifications.
- Concerns that the proforma was complicated and questions could be misinterpreted. Members requested that the assessment form and guidance notes be simplified and brought back to a future meeting of Development Plan Panel, for approval.
- Acknowledgement of the importance of Ward Member involvement, particularly in assessing suitability of sites.

RESOLVED –

(a) That the Development Plan Panel notes the proposed site assessment details and that the information will be made available to communities undertaking preparation of Neighbourhood Plans, to enable a clear, transparent process and a consistent approach to site assessment.

(b) That the assessment form and guidance notes be simplified and brought back to the Development Plan Panel, for approval.

(c) That Ward Members be involved in the assessment of sites.

(Councillor Leadley joined the meeting at 2.00pm and Councillor James Lewis at 2.05pm.)

13 LDF Core Strategy - Publication Draft, Analysis of Consultation Responses: H5 Affordable Housing

The Director of City Development submitted a report which presented a review of consultation responses in relation to affordable housing.

A copy of proposed changes to the Core Strategy was appended to the report.

The following officers attended the meeting and responded to Members' questions and comments:

- Phil Crabtree, Chief Planning Officer
- Robin Coghlan, Team Leader (Policy)
- Lyla Peter, Team Leader (Data).

The main areas of discussion were:

- Concerns about the use of wording in Policy H5: Affordable Housing, underlined as follows, 'Housing developments above a certain threshold should include a proportion of affordable housing to be normally provided on the development site.' Also, 'Affordable housing provision should be on site, unless off site provision or a financial contribution can be robustly justified.'
- Clarification about there being no site size threshold. It was agreed that clarification was needed to explain the role of the Supplementary Planning Document (SPD) in determining parts of Leeds that would be subject to the 10 or 15 dwelling threshold.

- Issues with the economic viability assessment linked to affordable housing, particularly that the current threshold meant that smaller schemes could avoid affordable housing and this ruled out contributions from developers of very expensive dwellings. It was suggested that a report be brought back to a future meeting of Development Plan Panel outlining the options for different thresholds, particularly dealing with thresholds in the smaller villages.

RESOLVED –

(a) That the Development Plan Panel endorses the analysis of the issues raised and suggested Core Strategy text changes (wording to be agreed in consultation with the Chair) for presentation to Executive Board for approval.

(b) That a report be submitted to a future meeting of Development Plan Panel, which outlines the options for different thresholds.

(Councillor James Lewis withdrew from the meeting at 2.45pm during the consideration of this item.)

14 LDF Core Strategy - Publication Draft, Analysis of Consultation Responses: Policy H6 - Houses in Multiple Occupation (HMOs), Student Accommodation and Flat Conversions

The Director of City Development submitted a report which presented a review of consultation responses in relation to Policy H6 – Houses in Multiple Occupation (HMOs), Student Accommodation and Flat Conversions.

A copy of proposed changes to the Core Strategy was appended to the report.

The following officers attended the meeting and responded to Members' questions and comments:

- Phil Crabtree, Chief Planning Officer
- Robin Coghlan, Team Leader (Policy).

The key points of discussion were:

- Members questioned the relevance of the opening LCC response to concern about evidence to support the policy, as follows 'There has been a marked shift in UK tenure trends over the last 10 years towards the private rented sector.' It was suggested that the above wording be deleted.
- Councillor Walshaw (Chair of Inner North West Planning Sub Group) reported that the Inner North West Planning Sub Group had agreed some suggested text alterations to be circulated to officers for inclusion in a future report to the Development Plan Panel.

RESOLVED – That the Development Plan Panel endorses the analysis of the issues raised and suggested Core Strategy text changes (wording to be agreed in consultation with the Chair) for presentation to Executive Board for approval.

15 LDF Core Strategy - Publication Draft, Analysis of Consultation Responses: Policy SP4 - Regeneration Priority Area and Policy SP5 - Aire Valley Leeds Urban Eco Settlement

The Director of City Development submitted a report which presented a review of consultation responses in relation to Policy SP4 (regeneration priority areas) and Policy SP5 (The Aire Valley Leeds Urban Eco Settlement).

A copy of proposed changes to the Core Strategy was appended to the report.

The following officers attended the meeting and responded to Members' questions and comments:

- Phil Crabtree, Chief Planning Officer
- Robin Coghlan, Team Leader (Policy).

Members briefly discussed the role and status of the South Leeds Investment Partnership.

RESOLVED – That the Development Plan Panel endorses the analysis of the issues raised and suggested Core Strategy text changes for presentation to Executive Board for approval.

16 LDF Core Strategy - Publication Draft, Analysis of Consultation Responses: Policy SP11 'Transport Infrastructure and Investment Priorities', Policy T1 'Transport Management' and Policy T2 'Accessibility Requirements for New Developments'

The Director of City Development submitted a report which presented a review of consultation responses in relation to SP11 'Transport Infrastructure and Investment Priorities' T1 'Transport Management' and T2 'Accessibility Requirements for New Developments'.

A copy of proposed changes to the Core Strategy was appended to the report.

The following officers attended the meeting and responded to Members' questions and comments:

- Phil Crabtree, Chief Planning Officer
- Robin Coghlan, Team Leader (Policy)
- Tim Harvey, Project Manager (Transport Initiatives).

The key areas of discussion were:

- Constraints to the development of rail links, particularly the significant costs incurred, line capacity issues, etc.
- Clarification sought regarding the response submitted by British Waterways (see page 107 to the report). Members also queried whether Policy T2 (ii) should acknowledge that developer contributions could be used to improve canals. Officers agreed to consider revising the wording of T2 (ii) to address

this point and submit a proposal to a future meeting of Development Plan Panel.

RESOLVED – That the Development Plan Panel endorses the analysis of the issues raised and suggested Core Strategy text changes (wording to be agreed in consultation with the Chair) for presentation to Executive Board for approval.

17 Date and Time of Next Meeting

Tuesday, 7th August 2012 at 1.30pm.

(The meeting concluded at 3.15pm.)