

## Development Plan Panel

Wednesday, 19th December, 2012

**PRESENT:** Councillor N Taggart in the Chair

Councillors B Anderson, M Coulson, C Fox,  
T Leadley and J Lewis

### **58 Declaration of Disclosable Pecuniary and Other Interests**

There were no declarations of interest.

### **59 Apologies for Absence**

Apologies for absence were received from Councillors: Harrington, Campbell, Gruen, Mitchell and Walshaw.

### **60 Minutes - 26th September 2012**

**RESOLVED** - That the minutes of the previous meeting held on 26<sup>th</sup> September 2012 be accepted as a true and correct record.

### **61 Matters Arising**

Minute 48. Late Items – Affordable Housing Threshold

Members questioned the progress made with regards to the wording in Policy H5.

**RESOLVED** – That the Director of City Development be requested to provide an update at the next meeting

Minute 52. LDF Core Strategy – Publication Draft, Analysis of Consultation Responses: Housing Policies H1 (Phasing), H2 (development on non allocated sites), H3 (Density), H4 (mix) and H8 (Independent Living)

Members questioned the Policy H3 and what the logic behind and that it was essential that this policy was correctly drafted.

**RESOLVED** – That the Director of City Development be requested to review the wording of policy H3.

### **62 Natural Resources & Waste Development Plan Document - Inspector's Report**

The Director of City Development submitted a report presenting the Inspectors report which concluded the Natural Resources and Waste Development Plan Document (DPD) was sound and subsequently sought formal Adoption of the Plan by the City Council.

Members welcomed the document commenting that this was a comprehensive report that would stand up to scrutiny.

**RESOLVED –**

- (a) To note the Inspectors report;
- (b) To recommend to full Council that the Natural Resources and Waste Development Plan Document pursuant to Section 23 of the Planning and Compulsory Purchase Act 2004 be adopted.

### **63 Leeds Community Infrastructure Levy - Results from the Leeds Economic Viability Study**

The Director of City Development submitted a report which provided an overview of the findings and recommendations of the Economic Viability Study undertaken by consultants GVA as the key evidence base for the development of the CIL (Leeds Community Infrastructure Levy) for Leeds.

Members considered the report in detail. Initially discussion took place on the size of houses being built and the links in terms of Council Tax Banding.

Members gave consideration to the different map zones used for different purposes in planning policy. Officers confirmed that once the CIL was adopted that the zones used for affordable housing policy would be updated.

Discussion also took place on the zoning of areas and how this had been arrived at.

Members raised concern about developers' desire to make profits and what if any influence they had on the CIL.

At this point in the meeting Members views were invited on the following issues:

- 1) whether different rates should be set on the zoned basis as outlined in paragraph three of the report – Members agreed that this was the basis that the Preliminary Draft Charging Schedule should be proceeded with, including splitting the broad outer southern zone into two;
- 2) what the appropriate balance in setting the Leeds CIL should be and whether this rate of £10 below the rates in the Viability Study was appropriate – Members requested further explanation on this issue at the next Panel;
- 3) whether to set a nominal rate for all or some types of development which the Viability Study proposed as a zero charge – Members agreed that there should be a nominal charge;
- 4) Members views were invited on the detailed residential zone boundaries, in order to proceed with setting the OS map base for the Preliminary Draft Charging Schedule – Members accepted the principle of the five zones and their general extent but considered that there would be a need to look again at the exact boundaries at the next Panel;
- 5) Whether to have an Instalments Policy for phased payments of the CIL charge – Members agreed that this should be proceeded with subject to details of the instalments being brought back to the Panel.

**RESOLVED –**

- (a) That the information relating to the Economic Viability Study for the Leeds Community Infrastructure Levy be noted
- (b) That a further report be received setting out the Preliminary Draft Charging Schedule and the related evidence base
- (c) That the Director of City Development be requested to action the views of Members raised at points 1 – 5 above.

(Councillor Coulson left the meeting during discussion of this meeting at 2:45pm)

**64 Date and Time of Next Meeting**

**RESOLVED** – To note that the next meeting will take place on Monday 14<sup>th</sup> January 2013 at 1.30pm in the Civic Hall, Leeds.