

Development Plan Panel

Tuesday, 16th April, 2019

PRESENT: Councillor P Gruen in the Chair

Councillors B Anderson, C Campbell,
A Carter, C Gruen, T Leadley, R Lewis,
J McKenna, M Shazad and F Venner

69 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal.

70 Exempt Information - Possible Exclusion of the Press and Public

There was no exempt information.

71 Late Items

There were no late items, however, supplementary information in relation to item 8 – Audit of Supplementary Planning Documents and Guidance, had been tabled at the meeting - two presentations from a Member training session in regard to student housing.

72 Declaration of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

73 Apologies for Absence

Apologies for absence were received from Councillor Walshaw.

74 Minutes

RESOLVED- That, subject to an amendment to minute No.65 Housing Standards (i) Nationally Described Space Standards - to read "...the word *"must"* had been substituted for the word *"should"*, the minutes of the Development Plan Panel meeting held on 19th March 2019 be approved.

75 Matters Arising

Section 78 Appeal Decisions – The Legal Officer informed the Panel of the appeal decision for Pool, where the Council had been unsuccessful in its legal argument.

Minute 64 Neighbourhood Plans (Minute 48) – Members sought clarity on the weight that can be afforded to Neighbourhood Plans (NPs) in the planning application process and where NPs sit within the Development Plan framework. . Members were advised when an NP is "made" (adopted), it is afforded the same weight as other policies within the Development Plan. Additionally, the Development Plan contains a range of policies and will not all be relevant to each planning application, as they will not apply; the weighting of the policies is made through professional judgement.

Minute 65 Core Strategy Selective Review

- In relation to a query regarding the motion passed in full Council declaring a climate emergency and the policies in place to operationalise the white paper and

promote the sustainability of planning applications, Members were informed the Leeds Local Plan reflected current national guidance regarding mitigating the consequences of climate change through the planning system. Consequently, the Council was confident that its adopted policies contributed to consideration of carbon generation and sustainability in determining planning applications.

- The Panel highlighted the importance of promoting sustainable developments i.e. inclusion of electric charging points; and expressed concern that nationally, policies, housebuilders and people were not connected sufficiently to environmental issues.
- The Chief Planning Officer responded to comments regarding the hierarchy of policies within the Development Plan and agreed that further guidance could be provided and upon agreement of the Chair, this could be circulated.
- One Member's suggestion that a forum with housebuilders should be arranged to discuss sustainability issues was noted.
- The Chair proposed that an item be added to the work programme to discuss the issues regarding the climate emergency white paper for discussion during the new Municipal Year.

(Councillor Shahzad arrived during discussion of this item)

76 Local Plan Update

The report of the Director of City Development, updated Members on the elements of the Local Plan and the weight to be attached to the range of documents adopted through Executive Board and Council.

The Head of Strategic Planning, presented the report and provided Members with an update on the position in terms of the Core Strategy Selective Review (CSSR) and the Site Allocation Plan (SAP). Members noted that post adoption of these policies, the SAP review will be undertaken, together with a wider Local Plan Review to ensure that the Leeds Local Plan remains up to date, accords with National Planning Guidance (NPG) and responds to wider issues, i.e. climate change.

A change to the Development Plan was proposed to consider whether plans need to be reviewed every 5 years - this being a key feature of revised national guidance.

Members discussed the following:

- Expedite the timescale for the CSSR & SAP in a timely fashion
- As mentioned in the previous minute, Members suggested that a forum with house builders be arranged upon endorsement of policies (CSSR & SAP), to reinforce policies robustly.
- Significant weight to be afforded to the CSSR & SAP and ensure Plans Panel Members are made aware of this.
- To ensure Panel Members and Ward Members are made aware of the planned consultation on the proposed review of the SAP and the adopted sites.

The Legal Officer clarified that planning reports reflected the 70,000 higher housing number requirement in the adopted Core Strategy 2014. The reports go on to contextualise the emerging policy of the lower housing number and as the Council proceeds through the CSSR process to adoption, greater weight can be added to that lower housing number.

In relation to the CSSR Inquiry, the Chief Planning Officer praised Officers for their hard work, and professional presentation to the Inspector. The Chair reiterated his thanks to Officers and looks forward to the adoption of the plans.

RESOLVED- To:

- a) Note the contents of the report and comments made during discussions.
- b) Note the request to arrange the forum with housebuilders.

77 Audit of Supplementary Planning Documents and Guidance

The report of the Director of City Development set out the conclusions of an audit of Supplementary Planning Guidance and related documents. The report noted that the Chief Planning Officer had delegated authority to allow withdrawal of such planning guidance, but the results of the audit were presented for comment prior to making changes.

The Planning Strategy Team Leader presented the report and informed Members of the intentions to revoke and withdraw guidance, where this is out of date.

(Cllr F Venner vacated the meeting at this point)

The Panel discussed the following key issues with Officers:

Withdrawal of SPG23 – Telecommunications Equipment - Officers confirmed the guidance as it stands, is out of date and a review can assess whether it needs to be revoked or updated. In responding to a query relating to 5G, Members heard that installation in lampposts will be less intrusive, smaller and undertaken under permitted development rights.

Changes to SPG4 – Green Space relating to new housing development (July 1998) - Officers confirmed that guidance on the unitary development plan for the greenspace policy was superseded in 2014 by the Core Strategy and is now out of date. The guidance is used primarily to calculate commuted sums and this will be included in the CSSR upon adoption.

Public Transport Improvements and Developer Contributions 2008 – A Member suggested that developers who do not provide car parking in the city should provide investment in public transport. Officers explained this requirement is being incorporated into the Transport SPD. A concern was also expressed that the new national regulations on CIL impacted on the ability to collect contributions towards something singularly; further work is expected to be done on the Transport SPD.

Village Design Statement and Neighbourhood Plans are taken into consideration alongside one another. Officers confirmed that if there was a conflict, Neighbourhood Plans would take precedent over the Village Design Statement.

City centre public realm contributions – A Member referenced European practise of a hotel/bed tax levy on visitors as a means to support the council/Business Improvement District (BID) expense for city centre cleansing. Following clarification that adoption of City Centre public realm contributions was not being pursued, the Panel agreed they were comfortable with this being removed.

Single place guide of contributions – The Panel noted a suggestion to create and publish a summary document of the contributions requested by the Council and those received.

(Cllr A Carter vacated the meeting at this point)

In response to a suggestion to create an overarching SPD to be relied upon in discussion with developers, the Chief Planning Officer cautioned against this as it may be seen to diminish the weight afforded to some documents, specifically in respect of the Transport SPD.

Student Housing – Officers proposed to review council tax data for Headingley and Hyde Park over a 5-10 year period to analyse the changing demographic of those areas in terms of student/family housing. Additionally, the Chief Planning Officer raised an issue relating to student housing developments and the strict requirements of current policies. A suggestion to revisit the policy in order to consider the definition of 'student' and allow occupation flexibility for short-term/part-time students was noted.

RESOLVED-

- a) To note the contents of the report and comments made during discussions.
- b) To note the Chief Planning Officers actions arising in the minutes.

78 Date and Time of Next Meeting

RESOLVED- To note the date and time of the next meeting as 15th May 2019 at 13:30.