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Development Plan Panel

Tuesday, 14th June, 2016

PRESENT: Councillor F Venner in the Chair

Councillors B Anderson, C Campbell,
M Coulson, C Gruen, P Gruen, T Leadley,
R Lewis, J McKenna, J Procter and
N Walshaw

1 Chair's Opening Remarks

Councillor Venner welcomed all to the first meeting of the 2016/17 Municipal Year and brief introductions were made.

2 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

3 Exempt Information - Possible Exclusion of the Press and Public

The agenda contained no exempt information.

4 Late Items

No formal late items of business were added to the agenda however supplementary information relating to agenda item 7, Site Allocations Plan was tabled at the meeting in respect of:

- Appendix 1 – revised information relating to Site Suggestions for the Inner HMCA (pages 208/209 of the agenda)
- Appendix 2 – additional plans which had been omitted in error from the report relating to Wellington Street Convenience Centre; Woodhouse Lane Local Convenience Centre and City Centre Primary Shopping Area Ground Floor Frontages.

5 Declaration of Disclosable Pecuniary Interests

No declarations of disclosable pecuniary interest were made at the meeting however Councillor Coulson reported an other interest in sites 4210 Spring Lea Farm, Troydale and site Ref HG 2 – 76 Hough Side Road, Pudsey as he stated he had been sent new plans and discussed these with officers and ward colleagues prior to the meeting.

6 Apologies for Absence

Apologies for absence were received from Councillor Heselwood. Councillor P Gruen was welcomed to the meeting as her substitute

(Councillor J Procter joined the meeting at this point)

7 Minutes

RESOLVED - That the minutes of the Development Plan Panel meeting held on 10th May 2016 be approved as a correct record.

8 Site Allocations Plan Consultation Outcomes & Proposed Changes

Further to minute 23 of the meeting held 19th January 2016 and 52 of the meeting held 10th May 2016, the Chief Planning Officer submitted a report presenting a summary review of the outcome of consultation on the Site Allocations Plan (SAP) Housing Market Characteristic Areas (HMCAs): City Centre, East, Inner, Outer North West, Outer South and Outer West.

The report highlighted that based on consultation outcomes and further technical work undertaken; changes were proposed where issues raised were considered to go to the soundness of the Plan. The scale of the consultation response was highlighted with some 9644 responses being received which raised over 45,000 specific points. Each of these had been inputted into the database, checked and analysed with further technical work undertaken where necessary and had been summarised for the purposes of the report. All 45,000 representations would be available to the Planning Inspectorate at the time the Plan was submitted.

Additionally, as part of the review and analysis of representations, the report noted that a number of factual and technical updates had also been made in relation to HMCA and site information. This included updated planning application approvals up to 5th April 2016, where proposed new allocations had become “identified” sites already benefitting from allocation or permission which established the principle of development in the context of the Adopted Core Strategy. These instances were detailed for each of the six HMCA’s covered in the report along with a summary of new site submissions.

The report included the following appendices:

Appendix 1 - representations on each individual site.

Appendix 2 - plans showing changes to boundaries of sites or new sites.

Appendix 3 - sustainability appraisal of new sites submitted.

In introducing the report, the Chair noted receipt of emails submitted from members of the public and responded to several of the comments made in respect of the availability of the representations; the length of time the agenda had been available to members and the weight afforded to representations, noting the aim of the consultation being to address the soundness of the Plan.

The Head of Strategic Planning introduced the report, and reiterated the focus of the consultation including whether the Plan was positively prepared, effective, justified and consistent with national policy. Matters arising through the consultation relating to heritage, flood risk and ecology would be addressed through the HMCA process. Members noted that revised flood maps were awaited from the Environment Agency, along with comments on specific sites.

During opening discussions, the following comments were discussed:

- Infrastructure as a recurring theme in the representations
- The possible impact of Central Government’s decision not to support the Leeds NGT scheme
- The possible implications of the Grove Road, Boston Spa appeal decision

- The possible implications of the December floods and updated information on flooding from the Environment Agency
- The guidance issued to accompany the consultation
- The availability of ward Member and public responses to the consultation. The officer response was noted that Appendix 1 summarised the total number received, those in support and objection and included a précis the issues.
- Additionally, the comment was made that running alongside this process, there was the opportunity for Ward Members to meet with officers.

(Councillor M Coulson withdrew from the meeting for a short while at this point)

The Team Leader, Site Allocations Plan Team, introduced information on each of the HMCA areas in turn for the Panel to consider. Large plans were tabled to show the changes referred to in the report and as a guide to highlight the ongoing work. It was noted that in response to comments received from Historic England, a background document responding to the addressing Heritage issues raised would be available to Executive Board. The following key issues were noted and discussed:

CITY CENTRE

TLC088 - Members noted the intention to defer TLC088 Wellington Street local convenience centre to the 19 July 2016 meeting

HG2 208 – The Panel received assurance that the new housing allocation of 4 dwellings could reasonably be accommodated on the upper two floors without harm to the Listed Building

Shopping frontages – regarding shopping frontage designations it was reported that officers were still in conversation with representors about possible amendments. Conclusions would be reported to the 19th July 2016 meeting.

EAST

Gypsy & Traveller sites – A correction was reported in order to remove reference to the Bullerthorpe Lane gypsy and traveller site at page 124 of the agenda as the site all Gypsy and Traveller sites would be considered in detail at the 19th July 2016 meeting.

HG2 – 123 – concern that this site would fail the test of maintaining views across listed buildings as the site encompassed two farm buildings, one of which was a Listed Building. Additionally, in response to one Members' query, assurance was given that all sites had been dealt with consistently with heritage work undertaken in consultation with the LCC Heritage officer and Heritage England using a consistent methodology

HG2 – 203 Manston Road – The preference of local Ward Members to retain this site for employment was reported. This previously discounted brownfield site within an urban area (site 5003) was now allocated for 103 housing units however the employment figure would be finalised and reported back to 19 July 2016 meeting.

HG2-119 Red Hall – It was reported that, in response to local Ward Member concerns, an amendment was proposed to b) to read "Recognition of the consideration to be made through the planning brief of the appropriateness of the provision of amenity greenspace and/or 2 formal playing pitches".

Additionally, the Local Ward member provided information on a consultation undertaken by LCC Asset Management between December 2015 and January 2016 (after the conclusion of public consultation on the SAP) on the East Leeds extension This included the Red Hall site and had offered three alternatives to where playing pitches could be located.

HG2-210 St Gregory's – Assurance was given that this site, which had been designated as green space in the Draft Plan, would include a requirement to retain playing fields. Additionally a correction to the site capacity to 33 (from 66) was reported.

MX2-38 Barrowby Lane, Manston – Concern was raised whether this site had a defensible boundary in Green Belt terms and whether the built up area should extend beyond the line of the motorway.

Additionally, concern was noted over the total volume of housing allocation in the Crossgates and Whinmoor ward (approximately 5000 to 6000 homes) and the need to balance this with employment allocation sites and infrastructure. The comment that local Ward Councillors would not support an increase in the housing allocation was noted. Officers acknowledged the scale of growth however indicated this was led by the overall HMCA targets, with the East area identified as delivering 17% of the overall allocation.

Discussion followed on the principle of whether housing allocations could be transferred between HMCAs and Members were directed to previous discussions about whether under-supply in specific HMCAs could be accommodated in strategic sites; and specifically in relation to Hedley Hall. The strategic sites could offer the opportunity to address the East HMCA provision. Officers responded that further consideration of this issue could be presented to the 19 July 2016 meeting

INNER

Concerns were expressed that 6 new sites would result in a net reduction of greenspace in an area identified as having a shortage of greenspace. However it was recognised that some small greenspaces may be lost but that part of the redevelopment strategy included off-site, better quality re-provision.

HG2- 211 Burley Liberal Club - A suggestion seeking to delineate the site along the rugby pitch boundary was noted which would afford more time for officers to discuss the site with the landowner. Additionally, local Ward member views were sought along with the status of the playing pitch as it became clear that it had not been included within the Unitary Development Plan as a designated Playing pitch and therefore had not been brought to the attention of Sport England for its view. As such, it was agreed that consideration of this site would be deferred to the 19th July 2016 meeting.

OUTER NORTH WEST

HG2-14 – East Chevin Road, Otley – Following representations over the loss of employment land, this site was to be removed from the housing allocations. The Panel discussed whether the current owner and operator of the site was aware of the proposed designation, noting that the designation would not prevent the owners from submission of future planning applications, or from

making a representation to the Inspector. Officers were requested to seek clarification from the owner.

EMP 00342 ProduMax – Members noted information that a planning application had been made in respect of this site for change of use to health club, and the comment was noted that this current employment site should be protected.

HG2-18 Church Lane, Adel – Members noted information that the size of the developable site had reduced following receipt of comments from Historic England and the local school and concern was raised over the proposal to increase housing capacity on the site. Additionally, reference was made to the status of the Adel Neighbourhood Plan which also identified housing sites. Members also considered a comment regarding the balance of this allocation on the impact of Protected Areas of Search (PAS) for long term development identified previously in the Outer North West Area. It was agreed that this matter could be deferred as Councillor Anderson requested this be considered at the next Panel meeting when the North HMCA will be discussed.

MX1-26 east of Otley – In response to comments seeking to retain the original capacity of 550 in the allocation and encourage bespoke development in the area, officers responded that the original figure related back to the UDP and was based on the density and formulas at that time. Since then the site owner/developer had provided their view of the site capacity and had proposed 800 capacity. It was agreed that officers would review the proposed capacity increase to 800 and report back to the 19th July 2016 Panel meeting.

OUTER SOUTH

HG2-180 Land between Fleet Lane and Methley Lane, Oulton - Members agreed that a site requirement to state “part of the site should be retained for the provision of a school” rather than “a 2 form entry primary” should be applied to the site to allow for more flexibility.

HG5-7 Hope Farm, Wakefield Road, Rothwell – It was reported that the landowner objected to the site not being allocated for housing and would not release the site just for the development of a school, however would make it available for a housing/school mix. The Panel broadly supported officers’ proposal for the matter to be presented to the Inspector to determine.

(Councillor R J Lewis withdrew from the meeting for a short time at this point)

OUTER WEST

Councillor Coulson clarified the report of his interest in the matter he had previously declared.

Spring Lea Farm, Troydale - The Panel noted the information provided by a ward Councillor that site HG2-78 (Hough Side, Pudsey) was a working farm and riding school and that local ward Councillors had previously discussed proposals for an alternative site at Spring Lea Farm, Troydale, which would preserve the employment use at HG2-76 and offer an opportunity to redevelop Spring Lea Farm site as complimentary to Post Hill Park and include car parking provision. It was noted that no agreement had been

reached with officers and it was agreed that this matter should be deferred to the meeting on 19th July 2016, with a site visit.

Members noted receipt of local information on proposals to develop a site at the Green Flag site, near Owlcotes, Pudsey, which was not reflected in the report and could have a significant impact on the proposed allocated sites for Outer West. It was agreed that this site required further investigation and would be presented to the meeting on 19th July 2016.

In addition, the Panel noted comments in relation to

- The impact of the decision made by the Secretary of State in respect of the Grove Road. The Chief Planning Officer addressed the comments made and it was agreed that a report back on this matter would be presented to the next Joint meeting of the three Plans Panels
- A number of small housing developments nearing completion appeared not to be included within the report. Officers clarified the site threshold as being 0.4 Ha outside city centre, or less than 5 dwellings and requested specific details of the sites to enable investigation

RESOLVED –

- a) That the overall consultation outcomes as summarised in the submitted report and the comments made during discussions, be noted,
- b) To agree the proposed changes to the Site Allocations Plan, together with the updated sustainability appraisal report and other relevant supporting documents,
- c) That, with the exception of the sites listed below, to recommend to the Executive Board that the proposed changes, the updated sustainability appraisal report and other relevant supporting documents, are approved for pre-submission consultation, prior to the submission of the Plan for independent examination.
- d) That consideration of the principle of whether housing allocations could be transferred between HMCAs be deferred to the meeting scheduled for 19th July 2016
- e) That consideration of the following sites be deferred to the meeting scheduled for 19th July 2016 to allow officers more time to undertake further investigation of the points raised by Members:

Reference	Site
TLC 088	Wellington Street local convenience centre
HG2-211	Burley Road Liberal Club
HG2 -119	Red Hall playing fields
HG2-203	Manston Lane
HG2-18	Church Lane, Adel
MX1-26	East of Otley
Part of site 4210	Spring Lea Farm, Troydale
No site reference	Cote Lane, Farsley
No site reference	City Centre shopping frontages

(In respect of a); b) and c) above, Councillors Anderson and J Procter required it be recorded that they abstained from voting on these matters)

9 Date and Time of Next Meeting

To note the date and time of the next meeting as Tuesday 28th June 2016 at 1.30pm.

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