

Development Plan Panel

Tuesday, 11th September, 2018

PRESENT: Councillor P Gruen in the Chair

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

11 Appeals Against Refusal of Inspection of Documents

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

12 Exempt Information - Possible Exclusion of the Press and Public

The agenda contained no exempt information.

13 Late Items

There were no late items of business.

14 Declaration of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

15 Apologies for Absence

Apologies for absence were received from Jonathon Carr, Head of Development Management.

16 Minutes

RESOLVED – That, subject to an amendment to Minute No.8 to read “developing trend for applicants to lodge an appeal as *early* as possible”, the minutes of the Development Plan Panel meeting held on 20th June 2018 be approved.

17 Site Allocations Plan Examination in Public Update

The Chief Planning Officer submitted a report which provided an overview of Stage 2 of the hearings for the examination in public of the Site Allocations Plan and an outline of the process leading up to adoption of the Plan.

The Team Leader, Strategic Planning, presented the report highlighting the following:

- The intensive officer support to the hearings drawn from across the Department and the volume of interest and evidence from interested parties.
- The two Inspectors had reiterated their role as being to examine whether the Plan as submitted is sound under the provisions of the Revised National Planning Policy Framework transitional arrangements and adopted Core Strategy.
- The Inspectors had expressed general support for Leeds’ position regarding the need to avoid the release of too much Green Belt land, however had

indicated that comments would follow on the Leeds approach of including a Broad Locations policy and associated pool of sites.

- Throughout the hearings, the Inspectors had identified areas of further work to be undertaken; including consultation on transport modelling work in the Outer North East and Outer South East Housing Market Characteristic Areas (HMCAs); work on the designation of rural land to Green Belt in the Outer North East HMCA, work on the sustainability appraisals of identified site HG1 and updates on the status of sites with expired or no planning permission.

Comments from the Inspectors had been expected within 14 days of the last hearing; and although an actions list had been received (Note EX52) covering weeks 1, 2 and 3 of the hearings, a further document for week 4 was awaited. Should the Inspector identify any main modifications to the Plan, the Authority would respond through Executive Board.

Discussions covered the following issues

- The Department's capacity to deal with the comments of the Inspectors in a timely way, alongside the ongoing work for implementation of the CSSR and the resources available to support both process and any ongoing appeals.
- Members were keen to encourage receipt of early comments from the Inspectors to ensure the SAP continues to progress at pace.
- The positive view of the process so far.
- The ongoing work on matters and modifications raised in Note EX52.
- The need to respond to any suggested modifications swiftly.

Additionally, the Chief Planning Officer provided a precis of three main issues to consider so far:

- Justification for the green belt designation of former rural land – and whether using the LA boundary is appropriate
- Broad locations – the Inspector was reviewing mechanisms
- Whether any changes to sites would be recommended; and if the LA was asked to consider alternatives, would sites already discussed at Inspection be accepted

Members also considered the following:

- Measures to effectively communicate to residents the differences between the Site Allocations Plan and Core Strategy Selective Review processes.
- The likely timetable of meetings required to progress the SAP through to adoption by full Council. Members noted the intention to seek assurance that consideration of the SAP would not be delayed and that additional meetings would be called where necessary.

The Chair thanked all who attended the Inquiry sessions for their supportive approach to the SAP.

RESOLVED –

- i) To note the summary of the hearings outlined in this report as part of the independent examination in public of the Site Allocations Plan
- ii) To note that any actions arising will be listed and made available on the examination webpage. This includes:

- a. A note from the Inspectors is anticipated shortly outlining further work required and an indication of future timescales for this.
 - b. Consideration by the Inspectors of representations made on the transport modelling work affecting Outer North East and Outer South East HMCAs. The Inspectors shall outline any matters arising from this, which may include a request for a further hearing session.
 - c. A request by the Inspectors that the Council undertake further work to outline how the proposed designation of land as Green Belt from Rural Land in the Outer North East HMCA satisfies the tests outlined in paragraph 82 of the NPPF.
 - d. The Council submitting further work on identified sites, (HG1) including consultation on a sustainability appraisal of identified sites, and providing further updates on the status of sites with expired or no planning permission.
 - e. A request by the Inspectors that the Council submit further Main Modifications to the Plan, particularly in relation to some site specific site requirements, which arose following discussions at the relevant hearing sessions.
- iii) To note the Council's response to these actions will also be made available on the examination webpage in due course.
 - iv) To note the next steps in the process leading up to adoption of the Plan and application of the policies.
 - v) To note the intention to create a work plan to plot the process of the SAP against the council meetings necessary to secure its adoption.

18 Revised National Planning Policy Framework

Further to minute 74 of the meeting held 17th April 2018, the Chief Planning Officer submitted a report which provided the Panel with an understanding of the revised National Planning Policy Framework (RNPPF), which was issued on 24 July 2018, replacing the 2012 version of the NPPF with immediate effect.

The report focused on the revisions and reiterated that the changes took immediate effect for decision-making but would be implemented transitionally for plan making. Members noted that the Core Strategy Selective review was being considered against the NPPF 2012 under transitional arrangements.

Key matters discussed included:-

- Consolidation of the role of Neighbourhood Planning and in particular the ability to amend Green Belt boundaries in cases where the Local Authority has identified the need to make an amendment.
- A loosening of new policy requirements to encourage small and medium sized developers.
- Amendments to the town centre policies, to allow authority's to respond quickly to changing retail/leisure markets. It was noted that a review of the Council's current policies would be required in due course as the requirement to stipulate primary or secondary frontages had been deleted but Leeds could still retain designations for town centres/shopping areas.

- A revised planning delivery test for local authorities – a review of the implications for Leeds would be conducted within the Development Management Section and have regard to the findings of the Letwin Review on barriers to delivery.
- Development viability and the 5 Year Land Supply – a review of the impact on Plans Panel decisions would be required.
- The revised Affordable Housing targets; noting Leeds' current targets based on the adopted Core Strategy – seeking a split of social housing and social rent which remains with national guidance.
- A suggestion that a seminar be given to all Members of Council on the revised NPPF was noted for action

(Councillors Walshaw and Venner withdrew from the meeting for a short while)

RESOLVED –

- To note the implications of the 2018 NPPF both in relation to plan making and decision taking as set out in the submitted report.
- To note the work planned to review the implications for Leeds of the revised NPPF.
- To note the intention to hold a seminar for all Members on the revised NPPF.

19 Housing land supply interim update

The Panel considered the report of the Chief Planning Officer presenting an update on recent housing appeals and the supply and delivery of housing. The report detailed the collaborative work of the Housing Growth Team between Planning and Asset Management & Regeneration to support housing growth in order to meet the Core Strategy target. The importance of the adoption of the Site Allocations Plan; the impact of NPPF 2018 and the submitted Core Strategy Selective Review on the five year housing land supply were also highlighted.

The Principal Planner, Major Projects and Team Leader, Major Projects presented the report highlighting that although Leeds had not identified a 5 Year Land Supply, the Authority had successfully defended recent appeals with the outcome being that a 4.38 year supply had been identified with support from the Planning Inspectors.

The Panel noted that local developers had been canvassed to identify their plans to deliver homes with existing planning approval and noted a comment made recognising the need to identify a 5 Year Land supply as soon as possible.

RESOLVED –

- To note the contents of the report and the comments made during discussions on the revised NPPF; and
- To note the positive position Leeds is in in regards to its five year housing land supply.

20 Neighbourhood Planning Update

The Director of City Development submitted a report providing an update on neighbourhood planning progress across Leeds and key legislative changes.

The report also considered the opportunities to encourage a more even spread of neighbourhood planning activity across the city, with particular reference to the main urban area and the inner-city.

Appendix 1 of the report contained a schedule showing the progress of neighbourhood plans in Leeds and a map showing the geographical spread of plans across Leeds was included at Appendix 2.

The Neighbourhood Planning Officer and Strategic Planner, Forward Planning and Implementation attended the meeting to present the report and discussions included the following matters:

- Leeds had 35 designated neighbourhood areas and 9 Made Plans, with several more Plans anticipated to be Made during 2019
- The NPPF 2018 had confirmed government support for the neighbourhood planning process by strengthening the status of Neighbourhood Plans and their influence
- The Government funding available to support the development of Plans
- The possibility of creating a post within the LCC Communities Team to support establishment of NPs in Priority Neighbourhoods

(Councillor Carter left the meeting at this point)

In particular, Members discussed the use of Community Infrastructure Levy (CIL) funding. In areas where a Made Plan exists, 25% of the CIL charge on each development in the area will be received, compared to 15% in no-plan areas. Table 2 of the report provided a breakdown of CIL payment per Community Committee area. Whilst Members welcomed the open manner in which CIL spending could be tracked at CCs, they were keen for the same accountability at Parish and Town Council level. The Panel recognised that some Town/Parish CCs and Community Committees preferred to save CIL monies in order to fund strategic or more substantial schemes in their localities.

(Councillors McKenna and Walshaw left the meeting at this point)

Members also noted comments on the following:

- Match-funding for small CIL amounts
- Leeds had largely dedicated CIL funding to education infrastructure projects
- Resources available to support Neighbourhood Planning, particularly to encourage inner city neighbourhoods, alongside the SAP and CSSR processes

Members noted that the duty to monitor Neighbourhood Plans would be covered within the Authority Monitoring Report; however requested that future reports include further detail on CIL spend

RESOLVED –

- a) To note the progress made by the Council in relation to Neighbourhood Plans
- b) To note the comments made during discussions

21 Date and Time of Next Meeting

Draft minutes to be approved at the meeting
to be held on Tuesday, 16th October, 2018

RESOLVED – To note the date and time of the next meeting as Tuesday 16th October 2018 at 1.30 pm.