

Development Plan Panel

Tuesday, 12th November, 2019

PRESENT: Councillor N Walshaw in the Chair

Councillors B Anderson, C Campbell,
A Carter, C Gruen, J McKenna, S Arif,
D Collins, L Mulherin and K Ritchie

Prior to the formal business meeting, the Panel were provided with some guidance in relation to the pre-election Purdah 'sensitivity period', and were advised to avoid making speeches perceived for electoral advantage – this guidance was respectively noted.

29 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal.

30 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

31 Late Items

There were no late items.

32 Declaration of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

33 Apologies for Absence

Apologies for absence hadn't been received.

34 Minutes

RESOLVED- That the minutes of the Development Plan Panel meeting held on 15th October 2019, be approved as an accurate record.

35 Matters Arising

Minute 25 Core Strategy Selective Review –

A Member queried whether a challenge had been made to the High Court, and in responding, officers confirmed there hadn't been one.

Minute 26 Site Allocations Plan (SAP) Review –

The Head of Strategic Planning provided Members with an update on the position of the Aireborough Neighbourhood Development Forum Challenge to the SAP.

Members were informed that the court had requested an oral hearing, and officers confirmed that the Council would seek to expedite the process as the Council is currently being prejudiced by the claim.

36 Climate Emergency and Planning

The report of the Chief Planning Officer provided the Panel with an update on the developing work programme for the Planning, Energy and Buildings Working Group,

which advises the Climate Emergency Advisory Committee (CEAC), and how this links with the work programme of Development Plan Panel (DPP).

The Head of Strategic Planning presented the report, and explained that the report outlined the positive policy framework included in the Council's current Local Plan, including use of brownfield land and a focus of development on the main urban area which reduced the distance people had to travel to work. The Panel were informed that the initial focus of the Planning, Emergency, and Building Working Group (PEBWG) is summarised in 5 objectives outlined in the report and including a Local Plan Review in due course to look at stronger climate change policies.

In responding to the objectives outlined in the submitted report, Members discussed the following:

Good practice for developers. Members raised Concern around the difficulty on changing the mind-set of those 'bad practice' developers in relation to environmental improvements. The Panel referred to the list of 'good practice developers' and the Chair highlighted that this would be particularly useful for lobbying purposes and providing a good example.

Place-making. Members identified an opportunity for additional weight be afforded to the endorsement of grass verges, hedgerows and trees in new developments. It was further requested that development decisions reference the availability of local amenities, in order to support walking.

Developer checklist for climate change. A Member supported the positive use of the checklist contained within the existing Building for Tomorrow Today guidance, specifically at the pre application planning stage. In addition to this, officers added that this checklist was in already place; sharpening the existing tools for better master planning, and seeking quality through development.

Tree planting. A Member requested additional information on Identifying appropriate locations for tree planting. Members were informed that as part of the work being undertaken, officers will be looking at biodiversity net gains and identifying specific sites for offsetting purposes. The Chief Planning Officer explained that DEFRA will be running a consultation which sets out requirements around tree planting locations; a further training session on trees would be held for Members and an update on that particular matter would be provided.

Additionally, a Member sought further clarity on the review of the Biodiversity Action Plan and whether a Woodland and Forestry Strategy would be written. In responding, officers agreed to provide this information at a later date, and would report back to Members of the Panel.

Reviewing SPD's. The Panel were informed that a number of SPD's had already been removed following a review in 2019 and reported at the meeting on 16th April, and for future purposes it was intended to take stock of SPD's to ensure they're up to date.

Greenspace in densely developed areas. The Panel identified an opportunity to better enhance greenspace in alternative locations, and seek to encourage developers. Members heard that the policy framework in place sought to get a variety of benefits from greenspace, including biodiversity, and that the strategy further focused on providing better connectivity as well as enhancing greenspace in those areas.

RESOLVED –

- a) To note the five objectives that form the initial focus of the Building, Energy and Planning Working Group as set out in the submitted report, and the contents of the discussions.
- b) To request that the information outlined in discussions be actioned and provided to Panel Members.

(Councillor A. Carter vacated the meeting at 14:10, at the close of this item)

37 Transport Supplementary Planning Document (SPD)

The report of the Chief Planning Officer provided an update on the contents of the Transport SPD, and the Panel were invited to provide comments, as part of the consultation period.

The report highlights that the SPD review has taken place over a couple of years and it is essential to move this forward to give certainty to those implementing the policies; there are 4 related SPD's adopted as part of the Leeds Development Plan (Public Transport Developer Contributions 2006, Street Design Guide 2009, Travel Plans 2015 and Parking 2016), and these are subject to review in order to streamline and combine all relating guidance into one SPD.

The Transport Development Services Manager presented the report, and provided the Panel with a short presentation, that highlighted the following key points and changes:

Climate Emergency SPD

- Re-emphasised the design guidance in terms of tree planting
- Removal of increase larger car parking standards for larger dwellings
- Re-including garages as counting towards parking spaces
- Re-introduced Sustainable Urban Drainage

Changes to existing SPD's

- To review all existing Transport SPD's, and updating guidance to produce one streamlined Transport SPD
- Amendments to the street layout advice
- Stronger advice relating to linked street layouts
- Advice on requirements for private streets
- Ensuring maximum footway gradients
- Updating of guidance on cycle infrastructure
- Updating of residential parking

How the SPD seeks to help deliver carbon reduction

- Ensuring development sites address this

- Design for health and wellbeing
- Assessing development against accessibility criteria
- Promoting travel plans that seek the use of cars
- Supporting highways tree planting and green streets

Consultation requirements

- The initial consultation will specifically target developers and consultants 16th January – 17th February; with adoption of the SPD expected May 2020

Members considered the following matters during discussions:

Cycling and walking infrastructure. Members were informed that work had taken place with Public Health and Active Leeds, in putting together a walking strategy; the strategy would cover a wide remit in promoting walking and how this fed into planning. Additionally Members heard that policy CC1: City Centre Development, CC2: City Centre South and CC3: Improving Connectivity between the city centre and neighbouring communities, focused on improving connectivity, and the Transport SPD provided guidance on new buildings and linking accessibility. The Head of Strategic Planning suggested that a stronger reference be added to the Transport SPD, to better connect those policies referenced above, to strengthen the policies within the plan.

Residential Parking. A Member sought clarity regarding the dimensions of a garage. Officers reported that garages have an internal dimension of 3 by 6 metres and could also be used for cycle space. Furthermore, it was confirmed that the guidance now included the width of garage doors, 2.4 being the minimum.

Speeding. Members sought additional information on whether traffic calming measures would be designed into street layouts. Officers explained that the SPD required most streets to be 20mph, apart from those which are bus routes and they would be 30mph.

Shuttlebuses. Members questioned the effectiveness of this service where there wasn't already pre-existing public transport, and provided examples where this hadn't worked. In responding, officers explained that work with West Yorkshire Combined Authority (WYCA) is being looked at to provide options for transport demand.

Parking. Members discussed concerns of cars parking on grass verges and kerbs. Officers recognised this being an issue, and explained that the SPD provided a variation of using trees and higher kerbs.

Build out issues. In responding to concerns raised, officers requested that Members provide details of those developments in question, and this would be looked into by the relevant team.

Schools. In regard to additional parking concerns which were raised, Members queried parking expectations and the measures incorporated in the document to account for playstreets, and highways access. The Panel were informed that there is

a separate Travel Plan SPD that included a section for schools, and there is also a tool-kit to enable schools to deliver.

Consultation. A Member expressed the need for consultation to be face-to-face as opposed to this primarily being via the internet. Officers noted this, and would take into consideration subject to resources.

The Head of Strategic Planning reiterated that there are two periods of consultation the SPD is required to undergo, and this provided an early understanding on what direction of travel is needed to be taken. The Panel were informed that an update would be provided at a later date, prior to a final version of the SPD being produced.

RESOLVED –

- a) To note the contents of the report and discussions held during the meeting;
- b) To note the indicative timetable attached at Appendix 1 of the submitted report;
- c) That an updated version of the Transport SPD, would be made available to Members prior to the final version being produced.

38 Implementation of Core Strategy Policy H4 - Housing Mix

The Panel considered the report of the Chief Planning Officer which provided an overview on the effectiveness of the Council's housing mix policy and its implementation. The report detailed that the implementation note would provide clarity on the interpretation and application of Policy H4, with the aim of achieving the housing mix need requirement across the city and provides up-to-date evidence in support of the policy itself.

The Principal Planner and Senior Planner, presented the report and highlighted that developments are not providing the right mix of house types. As part of the Core Strategy Selective Review (CSSR) process, the Council updated its Strategic Housing Market Assessment (SHMA) evidence on this and that shows that the targets in the current policies supporting text remain broadly correct but developers are delivering to the upper end of the range for 4-bed houses which leaves very few 1 and 2 bed homes being built especially in the outer areas. Additionally, the Planning Protocol launched in March 2019, setting out the roles and expectations regarding the need for policy compliant schemes.

Additionally, it was noted that the implementation of Policy H4 would be monitored through the annual Authority Monitoring Report (AMR) to ensure the objectives of the original policy are met.

General discussion covered the following topics:

Members agreed that a better mix should be provided.

Provision of bungalows. Members discussed the variation of housing mix and types, and how this would be implemented to reflect local circumstances. Officers explained that this formed part of the arc4 process, through the SHMA, and that evidence would be provided as part of an addendum to the public and in addition to being linked to an implementation note. Further to this, officers provided further clarity by

explaining that the 40% target asks for dwellings on site to be two bed and of that, a specific house type isn't required, providing a better balance overall. Additionally, the guidance states there has to be some regard to housing demand.

Reviewing target numbers. Members were informed that household projections are released every two years, and subject to the target numbers no longer fitting in the direction of the policy, this can then be reviewed and amended; the AMR looked at how the housing mix should be achieved, but it is up to the nature of the development as to what is required.

(Councillor J McKenna left the meeting at 15.30)

RESOLVED –

- a) To note the contents of the report and the discussions throughout the meeting;
- b) To note that a policy implementation note will be provided on the Council's webpage in due course.

39 Date and Time of Next Meeting

RESOLVED - To note the date and time of the next meeting as 17th December 2019 at 1.30pm.

(The meeting concluded at 15:35)