

## **Development Plan Panel**

**Tuesday, 13th October, 2009**

**PRESENT:** Councillor C Fox in the Chair

Councillors B Anderson, T Hanley,  
R Harker, T Leadley, D Blackburn,  
T Murray and S Smith

### **19 Late items**

The Chair agreed to admit one late item to the agenda, minute 22 refers. The item was considered as a matter of urgency as this was the next appropriate meeting to approve the minutes of Development Plan Panel held on 30<sup>th</sup> September 2009

A schedule of proposed minor amendments to the Natural Resources and Waste Development Plan Document ('Policy Approach') and a diagram of the (resource flow analysis) policy flow were circulated for Members' information

### **20 Declaration of interests**

There were no declarations of interest

### **21 Apologies for Absence**

Apologies for absence were received from Councillor Gruen and Councillor R Lewis

### **22 Minutes**

**RESOLVED** - That the minutes of the Development Plan Panel meeting held on 30<sup>th</sup> September be approved subject to the inclusion of Councillor Harker in the attendance list for the meeting

### **23 Leeds Development Framework Natural Resources and Waste Development Plan Documents**

Members considered a report of the Director of City Development which outlined the scope and content of the Natural Resources and Waste Development Plan Document (DPD), a 'Policy Position' document and associated plans, as a basis for a period of informal consultation

The Head of Forward Planning and Implementation presented the report and informed Members that whilst specific policy wording was not contained within the document, it was nevertheless an important piece of work and set out a broad direction of travel, which following further consultation, would be worked up into specific policy details

A summary of the main points of each section of the document was provided

On land issues, Members were informed that the focus was on brownfield and previously developed land; how issues regarding contaminated land would be dealt with; tree planting and the wider infrastructure to support waste activities

In respect of minerals, the focus was around existing minerals, ie sand, gravel, and safeguarding existing areas. However future capacity was also being considered as were other minerals such as coal and brick

Members' attention was drawn to an amendment to this section, as set out in the tabled schedule

The section on water resources would provide a policy approach to managing water resources and flood risk and would include:

- references to development in flood risk areas
- the need for sequential tests to be undertaken
- a policy approach on zones and areas of rapid inundation
- the need for flood risk assessments
- improving water efficiency
- improving water quality

Members were informed that in preparing this policy approach Officers had liaised with colleagues in other departments and the Environment Agency

On air quality issues Officers were looking to have a catch-all policy approach which would also include a policy position to encourage low emission zones

Regarding energy, the aim was to include a suite of policy approaches regarding energy efficiency and renewable energy potential including:

- wind energy
- micro generation
- combined heat and power

The importance of partnership working in this area was stated as was the potential for further work, including the opportunity to map the city in respect of energy resources

An amendment, increasing the wind power potential contribution from 4MW to 30MW, based on an allowance for 15 large turbines in the District was noted

Concerning the waste policy position this focussed on the need to minimise the amount of waste produced in Leeds and to manage waste in a more sustainable way and would include safeguarding sites for waste treatment and a presumption against new landfill provision

Several amendments relating to this section of the document were referred to, with details contained on the schedule which was circulated at the meeting

Members discussed the following matters:

#### Land issues

- that in terms of land use, gardens should be categorised separately as on page 8 of the document, and not amongst the uses described as 'greenspace' on page 10 of the document

#### Minerals

- that a tension existed between national guidance which sought to move away from opencasting and pressure to make the best use of open cast sites, with Officers stating that whilst there was a tension, there were issues around moving to renewables and that the document acknowledged the coal resources in the District, but that these were not safeguarded

- the low number of stone quarries and the demand for stone built properties within inner as well as outer areas
- that the list of quarries in paragraph 3.8 of the document was incomplete. Members were informed that safeguarded sites would also be included, and it was agreed that the word 'current' be deleted from paragraph 3.8

#### Water resources

- flooding and concerns that there should be a policy which would bring departments together to help resolve issues eg the impact of tree roots spreading and damaging storm water drains, or the impact of highway alterations on water channelling. In response, Members were informed that the Water Asset Management Group within the Authority considered these issues, and that whilst policies would come forward, the document before Members was to consider policy positions
- the porosity of surfaces; the consequences on flooding of paving over previously green areas and the new planning regulations regarding hardsurfacing of domestic gardens. The Head of Forward Planning and Implementation stated that sustainable urban drainage was referred to later in the document, but that an earlier reference could be made. Members were also informed that a leaflet was being prepared which would set out for householders the types of development which required planning permission

#### Energy

- the amendment stating a substantial increase in wind power potential contribution and the figure of 15 large turbines with the need for further information on this. Officers stated that the adopted Regional Spatial Strategy (RSS) of May 2008 set out targets for renewable energy in Leeds; these being 11MW in 2010 and 75MW in 2021. The figure of 30MW was an attempt to show where the potential might come from, whilst not being prescriptive. The figure of 15 large turbines was estimated but was the figure which had been felt would deliver the required level of energy, although this would depend on the level of interest from developers and was not a fixed figure
- that if as an Authority, Leeds was serious about wind power, that more detail should be included in the document and that a map should be included identifying which sites meet the requirements for wind power

#### Waste

- that a reduction in the level of growth of household waste by 0.5% percent in a ten year period (as set out in paragraph 7.6 of the document) was not particularly ambitious and that the aspiration for zero waste was unrealistic. Officers stated that the intention of the document in this section was to set out the scale of the city's ambition and the figure for growth in waste per household reflected the previously agreed target by the Council's Executive Board. Whilst zero waste production was an aspiration, for the foreseeable future there would be the requirement for landfill. However, new technology and processing could provide new opportunities to turn waste into usable products and the aim was to look longer-term and exploit these technologies when they emerged

- that the recent legislation introducing mandatory Site Waste Management Plans for construction projects over £300,000 in value could lead to many more planning applications being covered by this requirement
- that new waste targets had been announced the previous day by the Environment Secretary and whether the figures in the document would now be good enough. In response, Members were informed that estimating capacity, particularly in the commercial and industrial sectors could be difficult and that current capacity had probably been affected by the recession. However, in terms of a broad policy approach, if the industry and the Environment Agency made contact with Officers there would be opportunity to consider these issues

Concerns were raised that the Executive Member for Environment Services had not been briefed on the document at the appropriate time and had several amendments which he would like to be made to the Policy Position Document. Discussion ensued on the best way to consider these amendments, with these being raised in the meeting, as follows:

- page 30, paragraph 6.6, a firming up of the wording and that there should be a minimum SAP or BREEAM rating
- page 31, paragraph 6.10, whether micro-generation was included in the targets and if so, the extent of this
- regarding wind energy, the numerous hurdles which would seem to be in the way of achieving this, particularly the need for wind energy development proposals not to have an unacceptable impact on highway safety in respect of traffic generation. Officers stated that this related to the construction period, with Members being of the view that this should be clarified in the document
- the phrase 'unacceptable harm'; the meaning of this and the comments of the Deputy Chief Planning Officer that it was not possible to be definitive on this matter
- page 33, paragraph 6.21 and whether any energy which was produced could be fed back into the National Grid
- page 48, paragraph 7.48 - agricultural waste and whether there was the potential for bio gas generation
- page 49, paragraph 7.54 – hazardous waste; that the city had more than was required and that there should be a presumption against new facilities. Members were informed that this was the spirit of the policy but it was requested that this should be more explicit in the document

Members received information on the consultation process and requested that the colour maps which accompanied the document be made clearer

**RESOLVED** – To agree the draft 'Policy Position' document for public consultation subject to the amendments now agreed and for any final minor amendments to be agreed through the Chair

## **24 Date and time of next meeting**

10<sup>th</sup> November 2009 at 1.30pm in the Civic Hall, Leeds

Draft minutes to be approved at the meeting  
To be held on 8<sup>th</sup> December 2009