

SCRUTINY BOARD (REGENERATION)

THURSDAY, 17TH MAY, 2012

PRESENT: Councillor J Procter in the Chair

Councillors B Atha, D Collins, Fox,
P Grahame, G Hussain, M Iqbal, T Murray
and C Townsley

Mr G Hall – Co-opted Member

91 Chair's Opening Remarks

The Chair welcomed everyone to the additional May meeting of the Scrutiny Board (Regeneration).

He particularly welcomed Councillor C Townsley who had been appointed to fill one of the two current vacancies on the Board and Councillor C Fox who was substituting for Councillor G Wilkinson.

92 Late Items

There were no formal late items of business to consider, however the Chair agreed to accept the following as supplementary information:-

- Draft Final Report and Recommendations – Inquiry on Affordable Housing by Private Developers (Agenda Item 9) (Minute 98 refers)

The document was not available at the time of the agenda despatch, but subsequently made available to the public on the Council's website.

93 Declarations of Interest

There were no declarations of interest made at the meeting.

94 Apologies for Absence and Notification of Substitutes

Apologies for absence were received on behalf of Councillors J Harper and G Wilkinson.

Notification had been received for Councillor C Fox to substitute for Councillor G Wilkinson.

95 Minutes of the Previous Meeting

RESOLVED – That the minutes of the meeting held on 27th March 2012 be confirmed as a correct record.

96 Forecourt Management Plan

Referring to Minute 86 of the meeting held on 27th March 2012, the Head of Scrutiny and Member Development submitted a report on the latest developments in relation to a timetable for the submission of a Forecourt Management Plan by Leeds Bradford International Airport.

Draft minutes to be approved at the Scrutiny Board (Housing and Regeneration) meeting to be held on Tuesday, 26th June, 2012

The following representatives were in attendance and responded to Members' queries and comments:-

- Martin Farrington, Director of City Development, City Development
- Martin Sellens, Head of Planning Services, City Development

At the request of the Chair, the Director of City Development provided the meeting with a brief history regarding hackney carriage provision at Leeds Bradford International Airport, together with details of the latest discussions held between Council representatives and airport officials.

In addition to this, the Head of Planning Services provided the meeting with a brief history regarding the planning process relating to the submission of LBIA Forecourt Management Plan which was a condition of the planning consent for the airport terminal extension. The Board noted that the Forecourt Management Plan would be considered at Plans Panel (West) on 14th June 2012.

Detailed discussion ensued on the contents of the report.

In summary, specific reference was made to the following issues:-

- The need to make available to relevant ward members a copy of the Forecourt Management Plan in advance of the meeting on 14th June 2012 to enable proper consultation with the community and interested parties
(The Head of Planning Services responded and agreed to undertake this within the time constraints available)
- Clarification of the availability of any further relevant correspondence with the LBIA concerning hackney carriage provision and private hire from 5th October 2011 to date which was requested at an earlier Scrutiny Board meeting
(The Head of Planning Services provided copies of the relevant correspondence to the Board's Principal Scrutiny Adviser for dissemination to Board Members)
- Clarification of whether or not the Forecourt Management Plan would contain provision for a hackney carriage rank
(The Head of Planning Services responded and advised members of the voyager scheme which the airport had introduced. 'Voyager' was open to all registered Private Hire and Hackney Carriages and gives registered members for a fee of £25pa exclusive benefits including:
 - Exclusive and dedicated Voyager Meeting Point, located on the upper level of Short Stay 1 & Business - literally a two minute walk from the terminal building
 - 15 minutes free waiting period from entry - available for both Drop-Off or Pick-Up of a pre-booked journey
 - 16 to 30 minutes charged at £1.00)
- Clarification of Condition 14 of the planning approval for the extension at the airport

(The Head of Planning Services read out the full wording of Condition 14 for the benefit of the meeting. It was agreed that a copy of this Condition be forwarded to Board Members for their information/retention via the Board's Principal Scrutiny Adviser)

In conclusion, the Director of City Development summed up the current position in that he supported the principle that residents should have a choice between private hire and hackney carriage vehicles. However, the airport management took a commercial decision to let its contract to a private hire company and has subsequently introduced the Voyager scheme as a solution to the Council's concerns.

Further, as the Council does not own the airport it cannot insist that a hackney carriage rank be provided nor could it force cooperation if a hackney carriage rank was established on Whitehouse Lane. Whilst in planning terms hackney carriage provision was material the Council could not insist that the Leeds Forecourt Management Plan make provision for a hackney carriage rank.

With regard to the provision of a hackney carriage rank on Whitehouse Lane, the Director of City Development stated that as this road represented the sole highway and entrance to the fastest growing airport in the UK, he questioned whether a reduction in lane widths could be merited. In addition, he stated that he was not yet convinced of the safety relating to off-side access to vehicles given the pinch point created. He also stated that Members would need to be satisfied that the second, more expensive option was value for money, particularly in terms of location, distance from the airport and the fact that the airport management would probably not co-operate with the Council regarding signage and baggage trolleys.

RESOLVED –That the report and update on the Forecourt Management Plan be noted.

(Councillor D Collins left the meeting at 10.35am during discussions of the above item)

97 The Leeds Community Infrastructure Levy - Update on Timetable

A report of City Development – Forward Planning and Implementation was submitted on an update regarding the Leeds Community Infrastructure Levy (CIL).

The following representatives were in attendance and responded to Members' queries and comments:-

- Phil Crabtree, Chief Planning Officer, City Development
- Steve Speak, Deputy Chief Planning Officer, City Development

At the request of the Chair, the Deputy Chief Planning Officer outlined the timetable on the Community Infrastructure Levy Preliminary Charging Schedule and it was noted that that formal adoption would take place in Spring 2014. For the benefit of Members, the Deputy Chief Planning Officer

agreed to supply the Board with a copy of the proposed timetable for their information/retention.

Detailed discussion ensued on the contents of the report.

In summary, specific reference was made to the following issues:-

- The complexity of the issue and the need for Board Members to receive an 'idiots' guide on CIL and to ascertain what other authorities were doing
(The Deputy Chief Planning Officer responded and agreed to produce this document for dissemination to Board Members via the Board's Principal Scrutiny Adviser)
- Clarification of the distinction between Section 106 and CIL's
- Clarification of whether or not CIL charges would be waived for charitable organisations
(The Deputy Chief Planning Officer responded and confirmed that there would be exceptions for charitable organisations)
- Concern expressed that the timetable on the CIL Preliminary Charging Schedule was very tight and had little margin for error and thereby creating un-certainty for developers
(The Deputy Chief Planning Officer responded and confirmed that this would not cause any uncertainty to developers as Section 106 would continue until the CIL was established.)
- The importance of affordable housing within this process
- Clarification of the linkage arrangements for local communities developing local Neighbourhood Plans under the new CIL process
- Reference to the North East Quadrant
- Clarification as to who sets the charge
(The Deputy Chief Planning Officer responded and confirmed that the Council sets the charge)
- Clarification of which came first in the higher hierarchy i.e. sustainability or deliverability?
- Clarification as to why there was a need to employ consultants to undertake this work

RESOLVED –

- a) That the contents of the report be noted.
- b) That further progress reports be brought back to future meetings on the Community Infrastructure Levy process.

(Councillor B Atha joined the meeting at 11.15am during discussions of the above item)

98 Inquiry on Affordable Housing by Private Developers - Draft Final Report and Recommendations

The Head of Scrutiny and Member Development submitted a report on the Board's Inquiry on affordable housing by private developers.

Appended to the report was a copy of the Draft Final Report and Recommendations for the information/comment of the meeting.

The following representatives were in attendance and responded to Members' queries and comments:-

- Phil Crabtree, Chief Planning Officer, City Development
- Ms M Gjessing, Housing Investment Manager, Environment and Neighbourhoods

The Board's Principal Scrutiny Adviser circulated a copy of changes proposed by officers to Recommendations 1 and 3 (iii).

The Chief Planning Officer advised the Board that the Directors of City Development and Environment and Neighbourhoods had not been able to discuss the Scrutiny Board's draft report and recommendations with their respective Executive Board Members in time for today's meeting..

RESOLVED –

- a) That the contents of the report and appendices be noted.
- b) That the changes proposed by officers to recommendations 1 and 3 (iii) be not supported.
- c) That, approval be given to the Board's final report and recommendations in accordance with the report now submitted, subject to inclusion of the amendments proposed by a Member of the Board.
- d) That this Board request's that a formal response to the recommendations was produced in line with procedures for scrutiny inquiry reports as set out in Scrutiny Procedure Rule 14.1.

99 Chair's Closing Remarks

As this was the last meeting within the current Municipal Year, the Chair thanked Board Members, Mr G Hall and officers for their contributions during the past year.

(The meeting concluded at 11.45am)