

Development Plan Panel

Tuesday, 7th August, 2012

PRESENT: Councillor N Taggart in the Chair

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

18 Chair's Opening Remarks

The Chair welcomed all in attendance to the August meeting of Development Plan Panel.

19 Late Items

In accordance with his powers under Section 100B(4)(b) of the Local Government Act 1972, the Chair agreed to accept the following late information, which was not available at the time of agenda despatch:

- Leeds Site Allocations Development Plan Document – Proforma for site assessment prior to issues and options stage (Minute No. 12 refers)
- Response from the Environment Agency in relation to the Core Strategy, paragraph 5.5.51 and policy EN5. (Minute No. 27 refers)

20 Declaration of Disclosable Pecuniary and Other Interests

There were no disclosable pecuniary interests made at the meeting, however, a significant interest was declared by Councillor Taggart in relation to agenda item 10, LDF Core Strategy – Publication Draft, Analysis of Consultation Responses: Urban Design, Conservation, Landscape and Managing Environmental Resources, in his capacity as Chair of West Yorkshire Joint Services Committee (Minute No. 27 refers).

21 Apologies for Absence

Apologies for absence were submitted by Councillors Harington and Mitchell.

22 Minutes - 2nd July 2012

The following amendments were raised at the meeting:

- Inclusion of Councillor Gruen's apologies for absence
- The site assessment proforma be amended to not refer only to grade 1 agricultural land, of which there is very little in Leeds, but all agricultural land use classifications.

RESOLVED – That subject to the above amendments, the minutes of the meeting held on 2nd July 2012 be approved as a correct record.

23 Matters Arising from the Minutes

Members were advised that a request had been made for the latest interim affordability limits. It was agreed to forward this information to Members in due course.

Members briefly discussed the impact of the scrutiny inquiry report in relation to affordable housing and the role of Members in supporting this area of work.

24 LDF Core Strategy - Publication Draft, Analysis of Consultation Responses: Policy H7 Accommodation for Gypsies, Travellers and Travelling Show People

The Director of City Development submitted a report which outlined the consultation responses in relation to Policy H7, Accommodation for Gypsies Travellers and Travelling Show People.

A copy of proposed changes to the Core Strategy was appended to the report.

The following officers attended the meeting and responded to Members' questions and comments:

- David Feeney, Head of Forward Planning and Implementation
- Steve Speak, Deputy Chief Planning Officer
- Lois Pickering, Team Leader (Local Plans West).

The key points of discussion were:

- Acknowledgement of the different requirements of travellers and travelling show people.
- The benefits of producing a checklist so that travellers could identify their own sites.

RESOLVED – That the Development Plan Panel endorses the analysis of the issues raised and suggested Core Strategy text changes, subject to amendments, for presentation to Executive Board for approval.

25 LDF Core Strategy - Publication Draft, Analysis of Consultation Responses: Policy H6 - Houses in Multiple Occupation (HMOs), Student Accommodation and Flat Conversions

The Director of City Development submitted a report which set out further changes to Policy H6 suggested by Councillor Walshaw for consideration by Development Plan Panel.

A copy of proposed changes to the Core Strategy was appended to the report.

The following officers attended the meeting and responded to Members' questions and comments:

- David Feeney, Head of Forward Planning and Implementation
- Steve Speak, Deputy Chief Planning Officer
- Gareth Read, Senior Planner.

The key areas of discussion were:

- Concern about grouping together 3 distinct areas, HMOs, student accommodation and flat conversions.
- Concern about the surplus of student accommodation. It was suggested that scope for adjustments be included as part of the review process.
- The impact of the reduction in student numbers.
- Concern about the number of empty properties.
- The need for clarification of 'appropriately located off and on street parking'.

RESOLVED – That the Development Plan Panel endorses the analysis of the issues raised and suggested Core Strategy text changes, subject to amendments, for presentation to Executive Board for approval.

26 LDF Core Strategy - Publication Draft, Analysis of Consultation Responses: SP8, SP9, EC1- EC3 Employment

The Director of City Development submitted a report which outlined the consultation responses in relation to Policies SP8, SP9, EC1- EC3, Employment.

A copy of proposed changes to the Core Strategy was appended to the report.

The following officers attended the meeting and responded to Members' questions and comments:

- David Feeney, Head of Forward Planning and Implementation
- Steve Speak, Deputy Chief Planning Officer
- Ann Stewart, Senior Planner.

The main areas of discussion were:

- Confirmation of the need to avoid reference to specific venues in ensuring that the policy did not favour named sites even before planning permission for enabling development had been sought.
- Clarification sought regarding the requirement for offices expressed as floorspace, the margin of space equalling 8,611 square metres of floorspace per annum. Members were advised that the figure was derived from the Employment Land Review. It was agreed to provide Members with a breakdown of the calculation.
- That reference be made to altering Policy EC3 following a representation submitted by Councillor Leadley.
- Minor typographical alterations suggested in relation to paragraphs 4.7.3 and 4.7.5

- Development of apprenticeships through city working and ensuring developers made provision for this as part of planning conditions.
- Concern about conversion of existing buildings in cases where the building was unsuitable for conversion. It was suggested that a further review of the NPFF may be required.

RESOLVED – That the Development Plan Panel endorses the analysis of the issues raised and suggested Core Strategy text changes for presentation to Executive Board for approval.

27 LDF Core Strategy - Publication Draft, Analysis of Consultation Responses: Urban Design, Conservation, Landscape & Managing Environmental Resources

The Director of City Development submitted a report which outlined the consultation responses in relation to Urban Design, Conservation, Landscape and Policies contained within the Managing Environmental Resources theme.

A copy of proposed changes to the Core Strategy was appended to the report.

The following officers attended the meeting and responded to Members' questions and comments:

- David Feeney, Head of Forward Planning and Implementation
- Steve Speak, Deputy Chief Planning Officer
- Lois Pickering, Team Leader (Local Plans West)
- Jenny Fisher, Principal Design Officer
- George Munson, Energy and Climate Change Manager.

The main points of discussion were:

- Amendments to Policy GX – Cemeteries and Burial Space, as follows:
 - Removal of the word 'easy' in the first bullet point to read 'access by public transport, walking and cycling'
 - Removal of the word 'local' in the third bullet point to read 'the scale is appropriate to identified need'.
- Concerns about the challenges in meeting the requirements of Policy GX, particularly in terms of the frequency of public transport to and from cemeteries.
- In relation to Policy EN1: Climate Change – Carbon Dioxide Reduction, clarification was sought about the rationale of 10 dwellings or more. Members requested justification of the number of dwellings, particularly in terms of ensuring consistency.
- Amendment to Spatial Policy 13: Strategic Green Infrastructure, as follows:
 - (iv) The Wharfe Valley and Chevin Ridge.
- Amendment to Climate Change, paragraph, 5.5.33, last sentence, as follows:
 - 'Therefore, the policy imperative is to constrain emissions from all development as soon as possible'.

- Para. 5.5.37, should make cross reference to the policy areas covered in the 'Building Tomorrow for Today: Sustainable Design and Construction Supplementary Planning Document.
- Acknowledgement that clarification was required in relation to the additional text inserted under hydro power, paragraph 5.5.41.

RESOLVED – That the Development Plan Panel endorses the analysis of the issues raised and suggested Core Strategy text changes, subject to amendments, for presentation to Executive Board for approval.

28 LDF Core Strategy - Publication Draft, Analysis of Consultation Responses: Implementation and Delivery

The Director of City Development submitted a report which outlined the consultation responses in relation to the Implementation and Delivery chapter.

A copy of proposed changes to the Core Strategy was appended to the report.

The following officers attended the meeting:

- David Feeney, Head of Forward Planning and Implementation
- Steve Speak, Deputy Chief Planning Officer
- Lora Hughes, Principal Planner

RESOLVED – That the Development Plan Panel endorses the analysis of the issues raised and suggested Core Strategy text changes for presentation to Executive Board for approval.

29 Date and Time of Next Meeting

Tuesday, 11th September 2012 at 1.30pm.

Tuesday, 25th September, 2012 pm (to be confirmed) – workshop for Development Plans Panel Members and Chairs of Plans Panels on the Site Allocations DPD and process of site assessment.

Members agreed to re-arrange the meeting date scheduled to take place on Wednesday, 2nd January 2012. Confirmation of the re-arranged meeting date to be agreed at a later date.

(The meeting concluded at 3.30pm.)