

Joint Plans Panel

Thursday, 26 February 2015

PRESENT: Councillor J McKenna in the Chair

Councillors B Anderson, D Blackburn,
C Campbell, A Castle, R Charlwood,
B Cleasby, R Grahame, P Gruen,
S Hamilton, M Harland, G Latty, T Leadley,
M Lyons, C Macniven, J McKenna,
S McKenna, E Nash, K Ritchie, C Towler,
P Truswell, F Venner, N Walshaw and
R Wood

14 Election of the Chair

RESOLVED – That Councillor J McKenna be elected Chair for the meeting.

15 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

16 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors J Akhtar, J Bentley, M Coulson, C Gruen, M Ingham, B Selby and R Wood.

17 Minutes

RESOLVED – That the minutes of the meeting held on 11 September 2014 be confirmed as a correct record.

18 Matters arising from the Minutes

Members discussed minimum room sizes in relation to the Leeds Standard and issues relating to disabled access.

It was requested that there be an update on the Buildings at Risk register at the next meeting.

19 Performance Report

The report of the Chief Planning Officer provided Members with an update on performance for Quarters 1 to 3, 2014-15.

Issues highlighted included the following:

- Panel meetings – City Plans Panel had moved to a three weekly cycle.
- There had been a significant performance improvement with comparison to the Core Cities.
- There had been a dip in the number of appeals.
- Introduction of the Community Infrastructure Levy (CIL)

- Adoption of the Core Strategy; Site Allocation Plans and PAS Sites.
- The Planning Review,
- Forthcoming changes to permitted development.
- Introduction of SUDs regulations (Sustainable Urban Drainage)

In response to Members comments and questions, the following was discussed:

- Concern that Section 106 agreements aren't always completed as agreed and changes to agreements after approval. It was reported that these agreements were monitored.
- Decision making on finely balanced application and weighting towards different elements of applications.
- Enforcement issues.
- Consultation with Ward Members on applications.
- Panel decisions contrary to officer recommendations – the need for proper planning reasons for refusal to be specified.

RESOLVED – That the report be noted and a further performance report be received in 6 months time.

20 Planning Review Update

The report of the Chief Planning Officer provided members with an update on the Planning Services Review conducted by external consultants Ove Arup in 2014.

Members' attention was brought to the following priority areas identified for implementation.

- Validation and Registration – there had been a pilot to streamline getting applications to officers.
- Pre-application process – Charges had been revised in line with other core cities.
- Site notices
- ICT Working Group – Improvements to public access.
- Workload and resourcing

In response to Members comments and questions, the following was discussed

- Quality checking of decisions made – it was suggested that some completed schemes that have been to Plans Panels could be re-visited.
- Building control – Members discussed some of the roles of building control and it was suggested that this could be included as part of future training.

RESOLVED – That the report be noted.

21 Housing Growth Update

The report of the Chief Planning Officer made reference to the recent Housing Growth event which was attended by representatives of the development industry, Elected Members and officers.

Issues highlighted included the following:

- Discussion with volume housebuilders.
- The need to get high quality developments.
- The following identified work streams which would be the subject of focus group meetings:
 - Pre-application and early engagement
 - The planning application process, including viability and S106
 - Conditions discharge
- The importance of engagement with the public and Elected Members

In response to Members comments and questions, the following was discussed:

- Infrastructure – particularly in relation to GP and primary care provision and the importance of infrastructure in order to attract investment to the city.
- Engagement with Parish and Town Councils.
- Relationship between Planning and Clinical Commissioning Groups.
- Neighbourhood Plans and relationship with Neighbourhood Forums.

RESOLVED – That the report be noted.

22 Hot Food Takeaways

The report of the Chief Planning Officer referred to the item referred by the Development Plan Panel in relation to the planning policies in Leeds covering hot food takeaways.

In response to Members comments and questions, the following was discussed:

- The high proliferation of hot food takeaways in certain areas.
- Work carried out in other authorities to limit the numbers of hot food takeaways,
- Associated complaints with hot food takeaways such as noise disturbance and litter.
- The possibility of introducing a supplementary policy document in order to gain more control over the number of takeaways.
- Licensing and Health issues.
- It was suggested that a further report be brought to a future meeting of the Joint Plans Panel.

RESOLVED – That the report be noted.

23 Community Infrastructure Levy

The report of the Chief Planning Officer informed the Panel of the impending Leeds Community Infrastructure Levy (CIL) that would be implemented on 6 April 2015.

Members were given a presentation on the Community Infrastructure Levy. Issues highlighted included the following:

- The CIL would apply to all outline and full permissions after 6 April 2015.
- Payments would be based on the size of a development per square metre of internal floor space.
- Reference was made to the consultation process to develop the Leeds CIL.
- Charging zones across the City were explained.

In response to Members comments and questions, the following was discussed:

- There was still some concern regarding the use of roof spaces for internal floor space.
- CIL would be applied to retrospective applications.
- There would be enforcement and spot checking of developments in relation to CIL.

RESOLVED – That the report and presentation be noted.