MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	14 FEBRUARY 2011
PRESENT	COUNCILLORS STEVE GALLOWAY (CHAIR), MERRETT (VICE-CHAIR), POTTER, D'AGORNE, AYRE, REID, SIMPSON-LAING AND WATT

33. DECLARATIONS OF INTEREST

At this point in the meeting, Members are asked to declare any personal or prejudicial interests they may have in the business on the agenda.

Councillor D'Agorne declared a personal non-prejudicial interest as a Council nominee on the York Environment Forum.

Councillor Merrett declared a personal non-prejudicial interest as a Council nominee on the York Environment Forum and as Cycling Champion.

34. MINUTES

At the last meeting, letters had been circulated from Atkins Ltd and Colliers International disputing the designation of the British Sugar Site and the Severus Hill Water Reservoir as Sites of Importance for Nature Conservation (SINC). On 8th February 2011 the SINC panel met to re-consider the SINC designations and subsequently the sites had been re-confirmed as SINC.

RESOLVED: (i) That the minutes of the meeting of the Local Development Framework Working Group held on 10th January 2011 be approved and signed by the Chair as a correct record.

(ii) That it be recommended to the Executive that the two sites be added to the list attached at Appendix 1 of the Biodiversity report as considered at the meeting on 10th January.

REASON: So that the sites identified as SINCs can be used in considering allocations made within the LDF and on any planning applications that may impact upon them.

35. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

36. CITY OF YORK LOCAL DEVELOPMENT FRAMEWORK - CORE STRATEGY SUBMISSION DRAFT.

Members considered a report which outlined the draft Core Strategy Submission document and the associated legal and soundness issues.

The Core Strategy is a written statement of the planning strategy and vision for the City of York, together with strategic policies. All other planning documents produced must fit in with the Core Strategy. At previous working group meetings, Members made key recommendations relating to the Spatial Strategy element of the Core Strategy. The Executive endorsed the recommendations in December 2010 and these are reflected in the Core Strategy document attached at annex a. Officers advised that Annex D, the Heritage topic paper is a new document which takes into account the issues that need to be considered in relation to York's heritage.

Officers requested that Members provide them with recommendations for any changes to the draft document, as well as any editorial and formatting changes. This could also be done after the meeting via email, but being mindful that the report is due at the Executive on March 1st.

The Chair suggested that Members worked through the document section by section and discussions were had on general points throughout the meeting. The following issues were identified as main changes as follows:

<u>Officer Report</u>
Certain Members voiced their disappointment in the report, in particular that it did not reflect that the LDF Working Group had not wanted to follow the Regional Spatial Strategy (RSS).

<u>Core Strategy Submission Draft</u>

<u>Section 1 Background.</u>

- 1.22 - Officers need to check eco-footprint figures as they have reduced since 2006, all sections need to be checked to ensure the figures all match throughout the document.
- 1.23 – strengthen reference to legal requirements, particularly the sentence that refers to 'exceed acceptable levels of air quality' to reflect that we are already exceeding legal limits set by European legislation.
- 1.28 – Certain members queried the average earning figure for York residents as £31k seemed high and suggested that the mean, mode and median figures be checked and included.
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Section 2 Vision.

- Officers to check that EU legislation on air quality is not being breached and amend as appropriate. Members agreed that it would be better to change the background section rather than the Vision.

Section 4 The Role of York's Green Belt.

- Officers to make it clearer that York has specific characteristics relating to the Green Belt and settlements around the City.

Section 5 York City Centre.

- Discussions were had concerning the Council's policy to provide a City Centre swimming pool. Certain Members felt that reference to a site being required should be made in the Core Strategy. Officers agreed to formulate some general wording without being site specific to reflect that in future a decision would need to be taken on the location of a City Centre swimming pool.
- Policy CS2, item 3, para v – some Members queried the levels of development opportunities available in this area, although others felt there were opportunities were available and therefore this should remain as an area of change.
- Policy CS2, item 3, para vi – Officers to include additional wording from paragraph 5.20 to reflect that civic/open space will also be part of the Castle Piccadilly proposals.
- Policy CS2, item 3, para vi – look at the wording of the Civic Park to ensure that it fully reflects
- Policy CS2, item 4 – add the word 'cycle' to reflect the LDF will support the prioritisation of pedestrian and cycle movement and make reference to secure cycle parking.
- Figure 5.1 and paragraph 5.2 – Micklegate should be added as an area of change.

Section 6 York Northwest Corridor.

- Certain Members pointed out that there is no reference to the desire to have a tram/train system linking the area to the City Centre or the need to link to sites neighbouring British Sugar. Officers agreed to formulate wording to reflect this as an aspiration for York Northwest
- In relation to the British Sugar Site, it should be made clearer that the site is intended to be an EcoDistrict/Settlement.
- Include reference to York Northwest being an exemplary development.
- To include community and education type uses in the targets for York Central.
- Policy CS3, principle ix – strengthen the principle to reflect aims for no/low car policy.
- A third bullet point on page 46 was suggested to refer to 'Leisure' provision at the British Sugar Site and that reference to open space at the site also needs to be included.

Section 8 Housing Growth and Distribution.

- Discussions were had on the level of housing provision.
- Certain members sought clarification from the Council's Legal Officer as to whether the document could be legally challenged on the figures contained within in it relating to housing. The Officer advised that an inquiry could look at how figures had been collected and the figures will need to be robust.
- Members cross reference to Annex C 'Sustainability Appraisal' page 48 and queried the reference to the impact Windfalls would have on the delivery of CS7. It was suggested that the explanation could be made clearer.

Section 9 Aiding Choice in the Housing Market.

- Page 57 – Members queried whether the target on Gypsy and Traveller pitches referred to temporary or permanent pitches. Members suggested that temporary pitches were also needed.
- Paragraph 9.10 - reference to Houses of Multiple Occupation (HMO's) and the impact these have on the level of available family housing and affordability in the private rented sector.
- Paragraph 9.10 on page 60 – wording be altered to state that sometimes or possibly HMO's can contribute to a rise in antisocial behaviour.
- Paragraph 9.11 page 60 – mention that high density housing would be encouraged in certain areas with good access to services.

Section 11 Community Facilities

- Page 67 – in relation to targets, Members queried the figures of 800m from community facilities and a bus route offering a 30 minute frequency. Members felt that the original standards of 400m and 15 minutes should be used instead.
- Page 67 – targets – make reference to community leisure facilities in the last bullet point.
- Page 68 vi – make reference to a City Centre pool..
- Paragraph 11.6 – Members asked Officers to re-word this paragraph to be flexible as the approach may change before enactment.
- Paragraph 11.7 –Certain members queried the reference to extending existing facilities. It was highlighted that this would only be on existing high quality sustainable sites.
- Paragraph 11.7 - Sports facilities should be a priority, information is very specific in requirements, Officers to look at this paragraph again and word in a more general way about meeting needs emerging through the Sport and Active Leisure Strategy.

Section 14 Retail.

- Certain Members referred to Annex B pages 80-81 Preferred Options Consultation Summary, and queried why the Core Strategy is ignoring the information in Annex B.

Section 15 Sustainable Transport

- That officers again note issue of 400m and 15 minutes as mentioned under Section 11 and the tram/train as mentioned under section 6.
- Transformation of bus service as mentioned in LTP3 should be reiterated in this section.
- Officers to look at mentioning CO2 emissions in the targets.
- Strengthen references to softer transport measures emerging through LTP3 such as ticketing.

Section 16 Air Quality.

- Officers to formulate wording to state that the Council will not breach any legal requirements in respect of air quality. The air quality targets are not objectives but legal requirements and the Council needs to be in compliance as soon as practically possible rather than by 2030. It was suggested that the targets could be linked to the Low Emission Strategy.

Section 17 Green Infrastructure.

- Members requested that the targets also referred to achieving the standards set out in the PPG17 Study and increasing the amount of open space provision.

Section 18 Sustainable Design and Construction

- Paragraph 18.6 should be less prescriptive about the range of renewable technologies available in York.
- Page 101 last 3 bullet points, remove the word 'domestic'.
- Members queried the possibility of interim targets in relation to CO2 emissions. Interim targets need to be considered between 2011 and 2016 for domestic and 2019 for non-domestic in relation to the Code for Sustainable Homes and BREEAM.

At the end of the discussions, Councillor Merrett moved the Officer recommendation to approve Option 3. Councillor Potter seconded. When put to the vote, this motion was lost 3 votes (Councillors Merrett, Potter and Simpson Laing) to 5.

The Chair moved Option 1, and on being put to the vote it was resolved that:

RESOLVED: (i) That Members of the LDF Working group recommend that the Executive, subject to amendments proposed by the LDF Working Group, approve the document along with supporting information for public consultation and submission for public examination per paragraph 36 Option 1.

REASON: So that the Local Development Framework Core Strategy can be progressed.

RESOLVED: (ii) That it be delegated to the Director of City Strategy in consultation with the Executive Member and Shadow Executive Member for City Strategy the making of any changes to the draft document that are necessary as a result of the recommendations of the LDF Working Group and non substantial editorial and formatting changes.

REASON: So that the Local Development Core Strategy can be progressed.

RESOLVED: (iii) That it be delegated to the Director of City Strategy in consultation with the Executive Member and Shadow Executive Member for City Strategy the approval of the supporting infrastructure paper (detailed in paragraph 13) to accompany the draft Core Strategy document.

REASON: So that the Local Development Framework Core Strategy can be progressed.

RESOLVED: (iv) That Officers circulate details of the more substantial amendments to Members of the Committee once completed.

REASON: To keep the LDF Working Group informed.

Cllr S F Galloway, Chair
[The meeting started at 4.30 pm and finished at 6.30 pm].