

City Of York Council

Draft Committee Minutes

Meeting	Local Plan Working Group
Date	17 April 2014
Present	Councillors Merrett (Chair), Ayre, Barnes, D'Agorne, Funnell, Riches, Simpson-Laing, Steward, Williams (Substitute) and Watt (Vice-Chair)
Apologies	Councillor Horton

18. DECLARATIONS OF INTEREST

At this point in the meeting, members were asked to declare any personal, prejudicial or pecuniary interests they may have in the business on the agenda. None were declared.

19. MINUTES

Resolved: That the minutes of the last Local Plan Working Group held on 31st March 2014 be approved and signed by the Chair subject to the following amendments:

Detailed Comments - 9th bullet point be amended to read 'Grate and service covers should be level with the carriageway. Grates should be laid perpendicular to the direction of travel to ensure cyclist safety.

20th bullet point be amended to read 'Cycling signage; prior to the removal of any cycle lane signs Officers to check with Police as to their legal necessity.

20. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Councils' Public Participation Scheme. There had been 7 registrations to speak on agenda item 4 'City of York Local Plan Further Sites Consultation' as follows:

Professor Alan Bramley advised that he had some concerns regarding sites 219 and 247 and asked that these be set aside from the consultation as he believed there to be factual errors relating to these sites. In particular, the number of hectares for site 219, and the historic character and tree protection order issues for site 247. He advised that he would speak to Officers after the meeting to give them further details.

Mr Peter Heptinstall spoke to object to the possible use of land at The Stables, Elvington, as a Travelling Show Peoples site. He stated that the land was Green Belt and should not be used as residential or employment use. He also queried if an assessment on the historic setting had been carried out as the land had been retained as part of the setting of the area and any use would destroy the character.

Alan Cawthorne had registered to speak in relation to the Boroughbridge Road area. He advised that while it was clear that each individual site had been carefully assessed, he had concerns about the cumulative impact of a number of sites in what is a small area of York, particularly in relation to the impact on schools and highways.

Steven Patten advised that he was the resident of Knowle Cottage which borders the Old Vinery (site 733). He stated that in isolation the Old Vinery is a small site but it offered a haven for wildlife. In addition he advised that the woodland is a feature of the skyline in the area and should remain. He asked that tree preservation orders be placed on the site to protect it before it is too late.

Nick Holmes spoke as the resident of the Knoll which also borders the Old Vinery site. He advised that he was disappointed that he had learnt about the inclusion of the site in the Local Plan via the York Press. He queried if officers knew of a covenant on the site which had been signed in 1998 which could prevent any building on the site.

Mandy Barker had registered to speak in relation to sites in the Boroughbridge Road area, in particular the RAF houses site. She advised that her family had lived in the area for a long time and had seen many changes which had impacted on schools, roads and other services such as GP's. She was pleased to note that green space had been given careful consideration and

asked that all the sites in the Boroughbridge Road area be considered as a whole.

Jennifer Hubbard, Planning Consultant, spoke to advise that she had noted a number of inconsistencies in the documents that should be resolved as part of the consultation process. She confirmed she would be happy to provide feedback to Officers on the issues she had identified.

Written submissions were received from MM Planning regarding sites at Elvington Airfield and the Designer Outlet Naburn, which were circulated to members prior to the meeting. These were challenging the decision not to include the sites as having potential within the forthcoming consultation. Officers responded to outline the reasons why sites had not been selected and to advise that the submissions from MM Planning should be dealt with through the consultation.

21. CITY OF YORK LOCAL PLAN FURTHER SITES CONSULTATION.

Members considered a report which informed them of ongoing work relating to potential Local Plan allocations and sought permission to undertake public consultation on potential new sites and boundary changes on some of the sites originally identified. The proposed consultation document was attached at Annex A.

The consultation would inform future recommendations on the portfolio of sites for inclusion in the publication draft Local Plan. This document would be subject to public consultation later in the year before being submitted to the Secretary of State for public examination.

Officers outlined the report and advised that legally the Council has to identify all sites for the plans 15 year period. Following the Local Plan Preferred Options consultation between June and July 2013, 5000 responses had been received and work on those responses had now been completed and the information uploaded to the Councils website. During the Preferred Options consultation, further information on sites was received from landowners and developers. This included the submission of new sites and further evidence on existing sites. All sites put forward were evaluated and where it was felt that sites had

potential, these are included at Annex A to this report. No final decision on sites has been made at this stage and Officers are seeking permission to go out to consultation.

In terms of the comments raised by the registered speakers, Officers advised that observations on inaccuracies were welcomed. In relation to the cumulative impact on the A59 area, any comments were welcome and it was confirmed that in relation to pressure on services and infrastructure, Officers would work in conjunction with Education and Highways Officers for the final draft of the Local Plan.

Officers outlined three technical updates to the report which were circulated to members of the LPWG at the meeting. The first related to a map error on the front sheet of technical Annex 2 page 157 – site 779 Land at Boroughbridge Road. The Land should be shown as falling within an area retaining rural setting as designated in the 2013 update to the Historic Character and Setting Technical Paper. The approach to the site in terms of analysis would remain the same as the site provided additional supporting evidence through the Local Plan Preferred Options Consultation and the site was re-assessed through Technical Officer Panel. The Second related to a map error on page 48 of the agenda pack (Site 11 Land at New Lane Huntington). The Map needs amending to reflect the correct map in Technical Appendix 5 (page 24) to include the Site of Local Interest (SLI) in the South East corner of the site. This reflects the approach taken in the Local Plan Preferred Options. The final amendment was an error in the title on page 70 of the agenda paper. The Name should read Chowdene, Malton Road.

An addendum on the addressing of the shortfall of sites for Gypsies, Roma and Travellers had been circulated to Members ahead of the meeting (attached to the online agenda for information). Officers advised that work had been ongoing during the week the agenda had been published and it was important to bring the addendum to the meeting. Members noted that a shortfall of sites for Gypsies, Roma and Travellers would mean the Local Plan would fail its examination and noted the recommendations in the addendum to be put forward as part of the consultation.

In response to written submissions received from MM Planning regarding sites at Elvington Airfield and Designer Outlet, Naburn, Officers advised that the decisions made were based

upon the outcomes of technical officer assessment and the evidence presented by MM Planning did not provide grounds to change the status of the assessment or outcome.

Members had a number of comments as follows:

- Could Councillors names remain attached to the comments they made on the preferred options document as there is no need to keep Councillors names confidential. Officers confirmed that the comments made by Councillors would not be anonymous and that the data protection issues only applied to members of the public.
- A timetable for the Local Plan would be useful for Members. Officers confirmed that a timetable had been recently emailed to Members but the level of response to this consultation may have some impact on the workload and affect the timetable.
- The viability of some sites. Officers confirmed that they would continue to work with developers and site owners and if it transpired that some sites may not be viable they would be looked at again.
- In relation to covenants, Officers confirmed that if they are made aware of existing covenants which impact on a site being available, and then such sites would not be taken forward.
- A Member suggested that the Vinery site identified by a registered speaker as having a covenant should be removed from the consultation document. The Chair suggested Officers should be given time to look into the issue first.
- A Member pointed out that the Council has a duty under the National Planning Policy Framework to produce a sound plan and the public needs to understand that the Council has to provide sites for Gypsies, Roma and Travellers, despite objections to proposed sites.
- A Member queried why a site on Stockton Lane had been included in the consultation document after being discounted in 2011 and also raised concerns about inconsistencies such as some sites being classed as having historic significance when other important sites have not.

Members commented that at this stage, the report was about the consultation and moving the Local Plan process forward. In response to comments made by Members on the consultation process, Officers confirmed that they would be liaising with

Neighbourhood Planning Teams to encourage residents to engage with the consultation as well as using the usual consultation methods such as leaflets and the Councils website and notifying 8000 people on the database.

Resolved: That in accordance with Option One, the Local Plan Working Group recommended Cabinet to:

- (i) Approve the document attached at Annex A along with supporting information for public consultation, as amended by the addendum to the report with recommendations and establish additional factual changes raised during the Local Plan Working Group.

Reason – So that an NPPF compliant Local Plan can be progressed.

- (ii) Delegate to the Director of City and Environmental Services (CES) in consultation with the Cabinet Member the making of any incidental changes to the draft document that are necessary as a result of the recommendations to Cabinet.

Reason – So that changes recommended as a result of discussions at this meeting can be made.

- (iii) Delegate to the Director of CES in consultation with the Cabinet member the approval of a consultation strategy and associated documents.

Reason – To ensure that the proposed methods of consultation are satisfactory to Members.

- (iv) Delegate to the Director of CES in consultation with the Cabinet Member the approval of supporting information

and documentation to be published during public consultation.

Reason – To ensure that the proposed methods of consultation are satisfactory to Members.

22. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT UNDER THE LOCAL GOVERNMENT ACT 1972.

Officers advised Members on the release of the Local Plan Preferred Options responses information which has been published on the Council's website with confidential information redacted.

The responses can be viewed in summary by section and policy but can also be viewed in full.

The information can be found by following a link on the main Local Plan page on the Council's website.

Resolved: That Members noted the update on the preferred options responses information.

Reason: To keep Members informed on progress made in publishing the preferred options information.

Cllr D, Merrett Chair
[The Meeting Started At 6.30 pm And Finished At 8.15 pm].