

City of York Council

Minutes

MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	1 FEBRUARY 2007
PRESENT	COUNCILLORS REID (CHAIR), D'AGORNE, HORTON, MACDONALD, MERRETT, MORLEY (AS SUBSTITUTE FOR HYMAN), SIMPSON-LAING, WALLER AND R WATSON
APOLOGIES	COUNCILLOR HYMAN

28. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda.

Councillor Simpson-Laing declared a personal non-prejudicial interest in agenda item 5 (York Northwest Area Action Plan) as a resident of the area.

29. MINUTES

Members requested that copies of the Planning Inspectorate's reports on both successful and unsuccessful Core Strategies be circulated to them for information.

RESOLVED: That the minutes of the Local Development Framework Working Group meeting held on 4 December 2006 be approved and signed by the Chair as a correct record.

30. PUBLIC PARTICIPATION

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

31. CITY OF YORK COUNCIL - LOCAL DEVELOPMENT SCHEME

Members received a report which advised them on the production of a revised Local Development Scheme (LDS) for the City as required under the Planning & Compulsory Purchase Act (2004) and presented a draft of the LDS, attached as Annex A, for consideration prior to formal submission to the Government Office for Yorkshire and the Humber.

The proposed LDS covered the following six key areas:

- (i) Introduction – highlighting the requirements of the new system and the authority's current position;

- (ii) Programme & Contents – covering the process of adopting development planning documents under the new planning system and highlighting those that the Council intends to prepare over the next three years;
- (iii) Annual Monitoring Report;
- (iv) Sustainability Appraisal & Strategic Environmental Assessment;
- (v) Existing Council Strategies;
- (vi) Resources.

The report presented two options for consideration:

- Option 1 - To approve the LDS as drafted by officers for submission to Government Office for Yorkshire and the Humber.
- Option 2 - To seek amendments to the LDS through the recommendations of the Working Group or alternatively request that officers prepare an alternative project plan.

Officers detailed a number of minor amendments to the wording of the proposed LDS:

- (i) To paragraph 1.6 to indicate that the Panel's Report on the emerging Regional Spatial Strategy would be issued in March 2007;
- (ii) To paragraph 1.9 to reword the final sentence to read, "This document will be used for the purposes of Development Control until such time as it is superseded by elements of the LDF";
- (iii) To paragraph 2.7 to add a sentence to indicate that the timetable for the emerging evidence base was detailed in Figure 2;
- (iv) To paragraph 2.9 to reword it to read, "An assessment has been undertaken to identify key risks to the programme. These are outlined in Table 1 below along with potential mitigating actions";
- (v) To the Second Air Quality Action Plan (AQAP2) row of Table 2 to clarify that the key aims listed related to the Second Local Transport Plan (LTP2);
- (vi) To the Economic Development Programme row of Table 2 to stipulate that the 2006/07 version of the programme would be used instead of the 2004/05 version and to list the priority themes as maintaining economic success, identifying skill needs and supporting people into employment and lifelong learning;
- (vii) To Table 2 to clarify that the Older People's Housing Strategy, the Homelessness Strategy, the Supporting People Strategy, the Private Sector Renewal Policy and the Empty Homes Policy all formed part of the overall Housing Strategy;
- (viii) To the second paragraph of the Statement of Community Involvement section of Annex A to replace "Environmental Forum" with "York Environment Forum" and "Inclusive City Reference Group" with "Inclusive York Forum";
- (ix) To Table 7 of Annex A to indicate that the consideration of representations on the Issues and Options document and the preparation of a Preferred Options document would be completed by December 2008;
- (x) To Table 12 of Annex A to indicate that the date of production for the Central Historic Core Conservation Area Appraisal would be July 2007, for the Employment Land Review would be March 2007 and for the Housing Land Availability Assessment would be April 2007;

- (xi) To Table 12 of Annex A to reword the first sentence of the synopsis for the SINC (Sites of Importance for Nature Conservation) Review to read, "This study is a re-appraisal of the procedures and criteria for designating sites of importance for nature conservation, in line with new guidance produced by DEFRA".

With regards to the revised work programme for the Local Development Framework (LDF), set out in Figure 2 of the draft LDS, some Members expressed concerns regarding the delays in adopting key Development Plan Documents (DPDs). Officers outlined the reasons for this revised timetable, which included national and regional issues, additional work commitments placed on the City Development Team, staffing problems and a lack of clarity about how the new planning system would operate in practice when the LDS was originally prepared.

Members noted that the Issues and Options consultation for the Key Allocations and Proposals Map and the York Northwest Area Action Plan was timetabled for November-December 2007 and that the formal consultation for the City Centre Area Action Plan and the York Northwest Area Action Plan, following submission to the Secretary of State, was scheduled for November-December 2009. Some concern was expressed that these consultation exercises ran into Christmas holiday periods and officers were asked to review the timetable to investigate if the consultation could be extended into January.

Some Members also expressed concern that the Housing Market Assessment and Central Historic Core Conservation Area Appraisal, that formed part of the emerging evidence base for the LDF, would not be completed until July 2007 and that the Issues and Options consultation on the Core Strategy and Strategic Policies would already have started by then. Officers were asked to review the timetable to investigate if these documents could be made available prior to the start of the consultation.

Members noted that there was a three year gap between the end of the North Yorkshire County Structure Plan (which covered the City of York) and the adoption of the new DPDs and expressed concern that this might impact on the Council's ability to control green belt development using Local Plan policies. Officers advised that they had discussed this matter with Government Office and submitted a request to the Regional Assembly to save the green belt policies from the Structure Plan for use over this period. They agreed to provide an update on this matter to a future LDF Working Group meeting.

Members also noted that the 1996 Biodiversity Audit formed part of the existing evidence base and expressed concern that this no longer complied with national standards and was dated and inadequate. Officers advised that they were currently looking into this issue and would ensure that an updated version was provided.

RECOMMENDED: That it be recommended to the Executive:

- (i) That the proposed Local Development Scheme, attached at Annex A of the report, be approved for formal submission to Government Office for Yorkshire and the Humber, subject to the following:
 - a) The minor amendments recommended by officers (as outlined above);
 - b) A review of the work programme to extend consultation periods where they fall across Christmas and to ensure that the Housing Market Assessment and Central Historic Core Conservation Area Appraisal were available prior to the Issues and Options consultation on the Core Strategy and Strategic Policies;
 - c) Any changes necessary as a result of recommendations made regarding the York Northwest Area Action Plan (minute 32 refers);
- (ii) That the making of any other necessary changes arising from either the recommendations of the LDF Working Group or the Executive prior to the submission to Government Office, be delegated to the Director of City Strategy in consultation with the Executive Member and Opposition Spokesperson for City Strategy;
- (iii) That the making of any minor changes arising from comments made by Government Office or the Planning Inspectorate following formal submission, be delegated to the Director of City Strategy in consultation with the Executive Member and Opposition Spokesperson for City Strategy.

REASON:

- (i) So that the Local Development Scheme can be submitted to Government Office for Yorkshire and the Humber;
- (ii) So that any recommended changes can be incorporated into the Local Development Scheme prior to its formal submission to Government Office;
- (iii) So that any comments made by Government Office or the Planning Inspectorate can be incorporated into the Local Development Scheme.

32. YORK NORTHWEST AREA ACTION PLAN

Members received a report which updated them on the progress of the joint Area Action Plan (AAP) for the York Central and British Sugar sites, to be known as the York Northwest Area Action Plan, and sought agreement to a programme for the preparation of the AAP.

The AAP would form part of the Local Development Framework (LDF) and the programme for its preparation, attached as Appendix 1 of the report, would be included in the revised Local Development Scheme (LDS) to be submitted to the Government Officer for Yorkshire and the Humber in March 2007.

The report presented two options for consideration:

- Option 1 - To proceed with the timetable for the preparation of the AAP, as outlined in Appendix 1 of the report;
- Option 2 - To prepare the AAP with an alternative timescale, whilst ensuring all statutory requirements are met.

The report explained that the work in preparing for the Issues and Options stage of the York Central AAP would be transferred into the preparation of the York Northwest AAP. This included work on the document preparation, the Consultation Strategy developed and the Scoping Report for the Sustainability Appraisal. A summary of the consultation responses on the Consultation Strategy was attached as Appendix 2 of the report. A copy of the consultation report and the amended Community Consultation Strategy were attached as Appendices 3 and 4.

Officers proposed that the programme, attached at Appendix 1, be amended to extend the public participation on the Issues and Options document, so that it took place from November 2007 to January 2008, to allow additional time as it fell over the Christmas holiday period.

Members expressed concern regarding the length of time needed to prepare and adopt the AAP and the risk that proposals may be put forward by developers in advance of the adoption of the AAP.

Members proposed some minor amendments to the Community Consultation Strategy, as set out below.

With regards to the Community Audit attached as Appendix 5, Councillor Merrett advised that he had a number of detailed comments as Micklegate Ward Councillor, which he would submit to officers outside of the meeting.

RECOMMENDED: That it be recommended to the Executive:

- (i) That the programme for the preparation of the Area Action Plan, attached as Appendix 1 of the report and with the amendment that the public participation on Issues and Options take place

Annex B

from November 2007 to January 2008, and its inclusion in the revised Local Development Scheme be agreed;

- (ii) That the Community Consultation Strategy prepared for York Central, which will be taken into account in undertaking the public consultation relating to the York Northwest Area Action Plan, be noted, with the following amendments:
 - a) To paragraph 4.3 to the part of the definition of community relating to those who live adjacent to the area, to make specific reference to those who live on significantly affected traffic routes;
 - b) To the first bullet point of paragraph 8.3 to state that the public buildings where documents would be made available should include buildings local to the area.

REASON:

- (i) To ensure the planning context for the area is considered comprehensively and the linkages/implications of both sites are jointly planned for;
- (ii) To ensure the public consultation is as inclusive and comprehensive as possible.

COUNCILLOR A REID

Chair

The meeting started at 4.30 pm and finished at 6.00 pm.