



Leicester
City Council

MINUTES EXTRACT

Minutes of the Meeting of the STRATEGIC PLANNING AND REGENERATION SCRUTINY COMMITTEE

Held: MONDAY 22 APRIL 2002 at 5.30pm

P R E S E N T :

Councillor Hunt - Chair

Councillor Bodell-Stagg - Labour Spokesperson

Councillor Mrs. Chambers - Conservative Spokesperson

Councillor Henry
Councillor Hunter

Councillor Soulsby
Councillor Thomas

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77. DECLARATIONS OF INTEREST

Members were asked to declare any interests they may have in the business to be discussed and/or indicate that Section 106 of the Local Government Finance Act 1992 applied to them.

There were no declarations made.

79. DRAFT SUPPLEMENTARY PLANNING GUIDANCE FOR BEDE ISLAND SOUTH (REVISED VERSION)

The Director of Environment, Development and Commercial Services submitted a report presenting the draft revision of the Supplementary Planning Guidance (SPG) for Bede Island South. The purpose of the revised guidance was to ensure comprehensive consistent development of the site and to provide a framework within which a recently submitted planning application would be considered.

Members generally welcomed the SPG but queried the level and type of desired outcomes that may be achieved in negotiations with the developer. In response Officers stated that it was expected that the pylons would be removed, a new bridge would be built and other contributions made towards education and health facilities. It was noted that this would be detailed when the results of the negotiations were completed and included in the report to Development Control Sub-Committee. Officers also commented that it was in the developer's best interests to remove the pylons as they would take up to a quarter of the site out of the possible development.

Members also referred to the density proposed for the site. It was commented that the 820 units proposed was suitable. It was also noted that considerable money would need to be spent preparing the site to remove the pylons and to build the bridge, Members suggested that the affordable housing on the site be reduced floor space housing for purchase rather than for rent. This was proposed as it would prevent transient communities. Officers agreed that it would be important to consider the financial viability of the scheme in negotiations with the developers. The Legal Officer also stated his Officers were aware of the issues regarding the site and would negotiate accordingly.

The Chair then outlined five points for the Committee to consider as comments of the Committee:-

- That a good settlement for the Council must be achieved in terms of “planning gain”; desirable outcomes could be achieved by negotiating the terms of affordable housing provision.
- That the quality of design of the whole site, must “work together” as an integrated design statement.
- The housing stock to be built should be high quality, although there was a concern that the brownfield site density may not be as high as it could be.
- The proposed riverside promenade should allow universal access and consideration should be given to crime and disorder implications. Consideration could be given to a leisure facility at the far end of the promenade to create a flow of pedestrian traffic.
- The planned bridge over the river should be of a high quality which fitted in with the development proposed and with the other bridges locally.

Members of the Committee also queried the interface between the proposed development and the Great Central Way. It was noted that car parking was proposed to be facing the Great Central Way although this was felt to be undesirable. It was also stated that efforts should be made to avoid overlooking the rear of Western Road.

Officers in response to these points commented that; the developers proposed that the low cost housing on the site be allocated for key workers for the local hospital through an arrangement with the Leicester Royal Infirmary; the need for a comprehensive development was the basis for the guidance; with regard to the proposed density, the developers felt they had made allowances for car parking as high quality developments required this; the guidance specified the importance of crime and disorder implications, it was intended that the frontage for the promenade would be “active” and there would be overlooking properties.

Members were also concerned that the development may contain excessive retail use on the site and queried whether there should be a strongly worded

statement in the guidance. Officers felt that as this was covered in the guidance, any plans for retail could be considered as part of any planning application.

It was also queried whether the football club had been approached to contribute towards the removal of the pylons as it was noted they would also benefit from their removal. Officers reported they had made contact with the football club who commented they did not see the removal of the pylons as a priority at present.

Members of the Committee agreed to pass on to Cabinet, the Chair's comments and further comments regarding involving the Great Central Way in to the scheme.

RESOLVED:

that the comments made by the Committee be submitted to Cabinet for consideration.