



Leicester
City Council

MINUTES EXTRACT

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

Held: TUESDAY, 14 JANUARY 2003 at 5.30pm

P R E S E N T :

Councillor Hunt - Chair
Councillor Soulsby - Labour Spokesperson
Councillor Mugglestone - Conservative Spokesperson

Councillor Henry

Councillor Hunter

Councillor Sood

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51. 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.

Councillor Soulsby declared a non-prejudicial interest in the paper entitled 'Draft Planning Guidance for St. Peters Lane Area' as a church warden of the Great Meeting Unitarian Chapel which is based just outside of the guidance area.

56. DRAFT PLANNING GUIDANCE FOR THE ST. PETERS LANE AREA

The Corporate Director of Environment, Regeneration and Development submitted a report giving the Committee the opportunity to comment on the Draft Supplementary Planning Guidance for the St. Peters Lane area which had been issued for public consultation.

Members of the Committee made the following comments on the draft planning guidance:-

- There needed to be adequate consideration given to car parking facilities with good access and they needed to be close to the development and at a reasonable price.
- The negative comments about the ring road within the guidance were welcomed.

- Pedestrian access was important and it was felt streets such as East Bond Street were cut off and this should be avoided in future.
- There should also be better access to other attractions outside of the area, such as the Holy Bones Museum.
- The car parking spaces in front of the Great Unitarian Meeting Church should be removed.
- It was felt it may be helpful to include the Vaughan Way / Churchgate corner within the guidance as it was felt Churchgate was a natural boundary and it may achieve a consistency of facades on Vaughan Way.
- It was felt there were limited opportunities for affordable housing within the guidance area therefore the boundaries could be reconsidered to include areas more suitable for this.
- Serious consideration should be given to the 'percent for art' scheme, this could potentially be a large sum as part of any future Shires development and the development of an iconic piece of art would be welcomed.

Officers in response made the following comments. It was accepted that many people would want to bring their cars into the area but an appropriate balance had to be struck between motorists demands and established policies to reduce traffic congestion and encourage journeys by public transport. Any development should be designed to benefit existing shops and improve pedestrian access. It was important that any major new development was fully integrated into this part of the city. It was felt that the boundary wasn't critical for the possible development of affordable housing, if it was relevant and feasible it would be included. It would however be considered as part of a package of benefits which would take a range of factors in to account, however it was expected that affordable housing would be included as part of any residential development in the area. It was also noted that public art would be included as part of a package for negotiation with any developers, this could be incorporated as part of the building design or as a stand alone pieces.

The Chair then requested that the Triumvirate be informed at the relevant time when the value of the Shires scheme is known to ensure that any public art funding is used to good effect.

RESOLVED:

- (1) that the comments of the committee be forwarded to Cabinet for consideration; and
- (2) that the Triumvirate be informed of the details of public art proposals at the relevant stage to ensure the Committee can have an appropriate input.