



Leicester  
City Council

## MINUTE EXTRACT

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

Held: WEDNESDAY, 26 MARCH 2003 at 5.30pm

P R E S E N T :

Councillor Hunt - Chair

Councillor Mugglestone - Conservative Spokesperson

Councillor Henry  
Councillor Hunter

Councillor Sood  
Councillor Thomas

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### **72. 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.

No declarations were made.

### **73. REPLACEMENT CITY OF LEICESTER LOCAL PLAN**

The Corporate Director of Environment, Regeneration and Development submitted a report which outlined the main changes being proposed to the Local Plan as a result of the public consultation on the first Deposit Plan, and other studies which had been completed over the last year, most significantly the Leicester Regeneration Company's Masterplan.

The main changes contained in the second Deposit Plan were presented to the meeting, during which particular reference was made to:-

- a) the Structure Plan Joint Member Steering Group which took place two weeks before and which had expressed the opinion that adoption of the Leicestershire, Leicester and Rutland Structure plan should be commenced;
- b) the vast public comment received with regard to the Aylestone Park & Ride site (Chapter 5) and the Blackbird Road Playing Fields (Chapter 6);

- c) the importance of regeneration, and the need to incorporate they key proposals of the LRC Masterplan;
- d) the request of the two Universities to be split into two separate policies, rather than be considered together in the same policy.

The future timetable for adoption of the Local Plan was outlined and it was noted that Council would be recommended to approve the Local Plan for consultation at its meeting on 5 June 2003. Therefore, the second Deposit consultation would begin in August 2003, with the Public Enquiry likely in January or February 2004 at the earliest. The Inspector's report could therefore be ready in summer 2004, and the plan could be adopted in winter of that year. It was also noted that a provision of the new Planning Bill stated that the plan could be "saved" for 3 years before the proposals in the new legislation had to be adopted.

Members expressed the importance of maintaining meaningful links in the Local Plan with the Leicester Regeneration Company Masterplan.

A Member raised the issue of the Council seeking to negotiate 1% of the cost of developments for public art, and expressed concern that it was no longer written in the plan as a 'requirement'. It was noted however, that it was not lawful to make it a requirement. However, he was assured that this had been included in all discussions, including those with the Leicester Regeneration Company. Another Member expressed concern regarding the nature of 'public art', and it was suggested that these concerns be transmitted to the Director of Cultural Services and Neighbourhood Renewal.

The lack of children's play facilities in the area of Blackbird Road Playing Fields was mentioned, and in response it was noted that this had been a key issue when looking at possible development on this site.

Proposals for the Riverside area in Belgrave, including the possibility of a new road, pedestrian, or public transport link being created, were discussed. However, it was explained that although the Plan reserved the Abbey Lane to Loughborough Road link, no major road development was being proposed.

Concern was expressed regarding the area of flood plain and any proposals to develop in this area, and Members were reassured that no building would take place on flood plains and that consultation was taking place with the Environment Agency to identify the areas where there was a risk of flooding, as the existing plans did not take account of flood defences already in place.

A Member requested clarification on paragraph 2.25 of the report (Affordable Housing), and it was noted that the general principles had not changed, and the 30% target remained the same, but that the definition of affordable housing had been expanded to reflect the latest Housing Needs Survey. Concern was expressed that the target of 19,000 houses was a large number, and that the Local Plan should take into consideration the number that was

actually deliverable. The Committee was also reminded that the Local Plan could not state 'requirements', but instead had to give 'guidelines', and therefore the amount of affordable housing could only be negotiated along with other planning obligations.

A Member drew attention to paragraph 2.33 regarding A3 uses and the introduction of criteria restricting the use of upper floors for A3 purposes, and requested further clarification. It was noted that the Development Control Sub-Committee had requested that this be examined due to amenity problems.

The Primary Care Trust 'LIFT' schemes were discussed, and it was confirmed that the Plan sought to ensure that the Health Centres would not be built on greenfield sites. The need for Health Centres in the Belgrave area was reiterated, as had been identified in the LIFT research.

**RESOLVED:**

- (1) That the representations received to the first Deposit Draft Replacement City of Leicester Local Plan be noted;
- (2) That the proposed action on late objections be noted;
- (3) That Cabinet be requested to recommend Council to approve the main changes proposed to the second Deposit Draft Local Plan;
- (4) That Cabinet be requested to recommend Council to approve the Local Plan timetable as set out in Appendix 1 of the report.