



Leicester
City Council

Minute extract

Minutes of the Meeting of the
PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: TUESDAY, 3 OCTOBER 2006 at 5:30 pm

P R E S E N T :

Councillor Garrity - Chair
Councillor Thompson - Vice-Chair

Councillor Mrs. Chambers	Councillor Chohan
Councillor Green	Councillor Hall
Councillor Panchbhaya	Councillor Saleh
Councillor Shelton	Councillor A. Vincent
Councillor Thompson	

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48. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Wann.

49. DECLARATIONS OF INTEREST

Members were requested to declare any interests they had in the business to be discussed on the agenda including under the Council's Code of Practice for Development Control decisions and/or indicate that Section 106 of the Local Government Finance Act 1992 applied to them.

Under the Code of Practice for Development Control Decisions, the following declarations were made:

Councillors Mrs Chambers, Chohan, Garrity, Green, Hall, Panchbhaya, Saleh, Shelton, Thompson, and A. Vincent. declared that they had received representations in respect of Application 20061431 Rear of 55-57 Westminster Road.

Councillor Garrity declared that she was a member of the Conservation Advisory Panel and as such had heard representation for applications 20061234, 20064210C, 20064549C 18-20 Stoneygate Avenue, but had not made any previous comments at the Panel relating to any of the items on the agenda. Councillor Garrity declared that she was a ward Councillor for 20061234, 20064210C, 20064549C 18-20 Stoneygate Avenue.

52. DEVELOPMENT CONTRIBUTIONS AND THE PLANNING PROCESS

The Corporate Director of Regeneration and Culture submitted a report to review the Council's existing arrangements for handling developer contributions and to seek agreement to revised policies and procedures designed to improve the Council's corporate approach in dealing with developer contribution. The Committee were asked to comment on the report.

Members of the Committee considered what level of importance should be given to developer's contributions towards affordable housing. Some Members expressed concern that this was only a level 3 contribution and believed it should be given a higher priority. It was commented that by changing this to level 2 it would become level with other large contribution, such as, school places. A Member of the Committee commented that the priority list would need to apply to the individual circumstances of the development. A Member of the Committee expressed concern at changing the priority levels and requested it remained as it appeared on the report. Councillor Shelton, seconded by Councillor Chohan, proposed that the Committee recommend that affordable housing be moved to a level 2 priority. On being put to the vote the motion was CARRIED.

Members of the Committee considered the order given on the Planning Obligation Summary table on appendix 2, and suggested that an extra column be added to identify a priority rating for each subject. In response it was noted that there would be difficulties in prioritising the subjects, as each application could have different requirements. The Committee agreed that for certain subjects more than one rating might need to be applied. Councillor Vincent, seconded by Councillor Shelton, proposed that the Committee recommend that where possible a priority rating be identified on the Planning Obligation summary. It was agreed that a vote would not be necessary as all Members agreed on the recommendation.

A Member of the Committee expressed concern over the appropriate use and maintenance costs of local play areas and suggested that this could be addressed by the City Council. It was noted that renewable energy was an important issue.

A Member of the Committee congratulated the Council Officers who produced the report and incorporated contributions by Councillors and Officers.

RESOLVED:

- 1) that the Committee recommends that affordable housing be moved into priority level 2; and
- 2) that the Committee recommends that where possible a priority rating be identified on the Planning Obligation summary.