

SCRUTINY MATTERS AND REVIEWS UNDERTAKEN BY THE COMMISSION

42/07 - REQUEST FOR CALL-IN OF CABINET MEMBER (PLANNING AND TRANSPORT) DECISION - HARROGATE LOCAL DEVELOPMENT FRAMEWORK SITE ALLOCATIONS (HOMES AND JOBS) DPD: PREFERRED OPTIONS - PT77DEC12:

The Chair introduced the item which had been called in by Councillors Mrs Atkinson, Beer and Reg Marsh and which was specifically in respect of the decision by the Cabinet Member (Planning and Transport) not to include the Southlands and adjoining land site at Pateley Bridge as a preferred option site for Local Development Framework (LDF) consultation. A briefing note on the redevelopment of Southlands and land adjacent, prepared by Jenny Wood and Ann Johnson (Senior Architect), was tabled. The Chair invited the Cabinet Member (Planning and Transport) to explain his decision. He explained that the Site Allocations DPD was an essential part of the LDF and would form part of the Council's Planning policies for the next 15 years and that all decisions were

carefully considered with the best advice from Planning and Housing officers. He outlined the process of the decision and it was noted that the District Development Committee had recommended that the Southlands and field to the south site be included as a preferred option for the Site Allocations (Homes and Jobs) DPD for housing and community use. He reported that, having taken into account the views of the District Development Committee (DDC), and on advice and information from officers, and under the strict timetable demands, he decided not to accept the recommendation by the DDC and omitted the Southland and field to the south site from the preferred options consultation. He outlined his reasons for the decision which were that the site was currently occupied by 17 bungalows which were occupied by elderly residents; that £300,000 had recently been spent on improvements to the bungalows which included solar panels; and that the demolition of the bungalows would require the relocation of vulnerable tenants.

He acknowledged that there was a need for more affordable housing in Pateley Bridge but not at the expense of the much valued bungalow development or the anxiety of relocation and possible loss of homes that it would have caused existing residents at the Southlands site.

The Chair welcomed Councillor Beer and he was invited to address the Commission. He advised that he had called-in the item on the basis of the decision by the Cabinet Member (Planning and Transport) to not include the Southlands and field to the south site as a preferred option without appropriate consultation carried out in Pateley Bridge. He stated that consideration should have been given to the redevelopment of the entire site for affordable housing, similar to the Netherdale scheme, and that the local residents of Pateley Bridge should have been consulted upon the site. He also commented that the data behind the Housing Needs Survey identified that only seven people from the local area need affordable housing in Pateley Bridge and advised that the survey should be re-evaluated.

The Chair invited the Cabinet Member for Housing to respond to the Commission in relation to the housing points raised by Councillor Beer. She advised that the Housing Needs Survey was carried out by an independent firm on the Council's behalf and that the Netherdale scheme was completely different to Southlands. She added that there were 33 people on the waiting list for bungalows in the Pateley

O I & ENVIRONMENT COMMISSION

Bridge area. She acknowledged that there was a need for affordable housing sites in the Pateley Bridge area but not at the expense of this site which would cause harm and distress to the elderly residents.

Councillor Reg Marsh commented that consideration should be given to the development of the field to the south of Southlands. He considered that there were ways to develop the site without affecting residents and that further work could be done around access arrangements. He also stated that this could avoid providing houses on an existing flood plain. The Chief Planner (Forward Planning) stated that there was no adopted access to the site and any private access could only serve a maximum of five properties. The Head of Planning Services reiterated this and emphasised that full development of the field to the south of Southlands would not be possible without the demolition of two bungalows at Southlands to construct an adoptable highway. Councillor Galloway highlighted the importance of bungalow accommodation, particularly for the elderly, and added that this site would be extremely difficult to develop due to its gradient and access arrangements. Councillor Chris Lewis commented that just because site was not to be included as part of the Council's preferred options it did not mean that the site could not be suggested as an option during the LDF consultation stage.

RESOLVED:

That the Commission supported the omission of the Southlands and adjoining land site at Pateley Bridge from the preferred options consultation but noted that the site could be discussed as part of the LDF consultation and that a letter be sent to the tenants of Southlands explaining the decision of the Commission and to reassure them of their position.

(Eight Members voted for the motion and there were two abstentions)

Members also **agreed** that they acknowledged the importance of bungalows to the District especially for accommodation for the elderly.

(5.32 pm - 6.20 pm)