

**Statement by the Cabinet Portfolio Holder for Housing, Planning and Waste  
Management**

**10 December 2013**

**Review of the Local Development Framework (LDF)**

The tender period for the Affordable Housing Study ended on 28 November 2013. The key objective of this study is to ensure that realistic and pragmatic policies are put in place to deliver affordable housing in all areas of the District. The key tasks in the study are to:

- Review the success of the rural exception sites policy and consider whether allowing an element of market housing would facilitate the provision of additional affordable housing.
- Review the current minimum site size thresholds (site area/no of dwellings) to ensure they are reasonable.
- Review the current percentage targets for negotiating affordable housing to ensure sites are delivered, taking into account other developer contributions, including the emerging CIL.
- Provide viability assessments to help evidence proposed rates within the five sub areas of the District.

The target date for the delivery of the final report is 28 February 2014.

The study of renewable energy potential and future policies will soon be sent out to tender.

**Pre-Application Discussions**

Developers are in pre-application discussions with officers on a number of major proposals around the District comprising both housing and commercial developments. Key housing schemes include south-east of Aiskew, Arla Foods in Northallerton, Tanton Road in Stokesley and extra care at Sowerby Gateway. Key commercial schemes include a new Northern Base for the Police in the Thirsk Area, warehouse at Leeming Bar, food store at Northallerton, food store at Stokesley and a neighbourhood centre at Sowerby Gateway.

**Enforcement**

Decisions are expected shortly on high profile enforcement cases at Dalton Airfield and Ings Lane, Great Broughton. For Bagby there was a 5 day Public Inquiry held in June and October into appeals against Enforcement Notices requiring a reduction in flights to 4370 per annum and removal of the fuel facility for jet helicopters. At the close of the Inquiry the Inspector indicated her aim was to issue a decision before Christmas. The decision and any actions for the Council will be reported to Planning Committee in February 2014.

At Ings Lane the Council has applied to the High Court for an injunction to prevent the residential use of plots, 2, 4, 5, 6, 7, 9 and 10 and an area used for grazing. A decision on this is also expected before Christmas.

**Recycling Contract**

The current contract for the sale of dry recyclables with Yorwaste runs for 3 years from January 2012 to January 2015 with the Council having the option of being able to roll it forward by a further year at the tender prices. To exercise the option the Council must give notice by January 2014.

Research of the current prices of materials has been conducted which shows that commodity prices have reduced since the contract was let, paper has reduced by 28% and looks set to continue at this low rate, plastics has reduced by 55%, steel and aluminium cans by over 20% and glass has reduced significantly to near or below zero £/tonne.

Because the evidence clearly shows that a contract extension is financially beneficial to the Council in that it will not receive the same contract prices if it had to go to tender in 2014, the option has been taken up.

### **Apprentices in Waste and Street Scene**

Five new apprentices started work in Waste and Street Scene in October through the partnership with Nordic Pioneer. The apprentices will be with the service for a year and will gain general employment skills as well as more specific skills related to working in Waste and Street Scene.

The Waste and Street Scene Service has been supporting young people into work through modern apprenticeships for 3 years, giving an opportunity to over 30 apprentices during this period. Since the scheme began the service has been able to offer 7 young people fixed term contracts and 4 have been given full time permanent contracts. The apprentice scheme is proving a successful way for the Council to recruit young people into the service.

### **Street Scene Fleet**

Vehicles in the Street Scene Fleet are reaching the end of their useful life and are being replaced to ensure that the service continues to operate efficiently and to reduce maintenance costs. Orders were placed for 6 new vehicles in October comprising a pick-up, medium sized street sweeper, 3 caged tippers and a van. These vehicles will be delivered between January and March 2014 which is later than hoped.

Procurement will commence in January for a further 3 vehicles; these comprise 2 pick-ups and a 15 ton sweeper.

A contract for Maintenance and Servicing will be out to tender before Christmas. This has been structured to give local companies the opportunity to bid.

### **Rural Housing Enabling**

There is progress to report on several rural exception housing schemes. A planning application for 20 homes at Linton on Ouse will be considered by Planning Committee in either December or January. The scheme has the support of the Parish Council and a willing landowner. At Hutton Rudby, following community consultation, a site off Garbutts Lane for 16 units is being taken forward. A scheme at Borrowby is being revisited following the Rural Housing Seminar and the Council's Rural Housing Enabler is to undertake further community engagement on this. The scheme is for 12 units for the Hillside parishes of Kepwick, the Siltons and Borrowby and a site is available.

There is to be a Housing Need Survey in Ingleby Arncliffe and preliminary work is to be undertaken in Brafferton and Helperby, Appleton Wiske, Bagby and Balk.

### **Councillor Brian Phillips**

Cabinet Portfolio Holder for Housing, Planning and Waste Management