



Horsforth Town Council

The Stables, 2 Church Road
Horsforth
Leeds
LS18 5LG

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Planning, Licensing and Traffic Committee

Thursday 18th January 2024

AGENDA PACK

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Distribution: Cllrs R Hardcastle, D Brosnan, M Connors, M Fletcher, G Garvani, A Goulden, E Hydes



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Planning, Licensing & Traffic Committee Minutes Thursday 21st November 2023 at 7pm The Stables, 2 Church Road, Horsforth, Leeds LS18 5LG

Present: In Chair – Cllr R. Hardcastle (Chair)

Cllrs M Fletcher, D Brosnan, G Garvani, A Goulden, M Fletcher and E Hydes

In attendance: S White Administration Assistant.

PLT/23.85 To receive apologies for absence and to consider the reason for the absence

Apologies were received from Cllr M Connors and reasons were approved.

PLT/23.86 Declaration of Disclosable Pecuniary and other Interests

None declared.

PLT/23.87 To consider questions and comments from members of the public at the Chairman's discretion

No members of the public were in attendance.

PLT/23.88 Minutes of the previous meetings

Resolved to approve the minutes of the meeting held on Thursday 19th October 2023.

PLT/23.89 Leeds City Council Planning Decisions

The planning decisions were noted.

PLT/23.90 New Planning Applications

90.1 To note the planning applications received since the meeting held on 19th October 2023 and the comments made by the Proper Officer whilst she had delegated powers to comment. See agenda pack.

The comments submitted by the Proper Officer for recent applications were noted.

90.2 To consider and comment on planning applications received from Leeds City Council since the last meeting of the Committee.

Resolved to comment on the planning applications as per Appendix 1.

PLT/23.91 Planning Appeals & Planning Appeal Decisions

The appeals were noted.

PLT/23.92 Planning Enforcement

The appeals were noted.

PLT/23.93 Licensing Applications

The licensing applications were noted.

PLT/23.94 Traffic

To consider and approve any action in relation to traffic issues, including the following:

94.1 Complaints

A complaint was received regarding the double give way lines on the improvements to Fink Hill. The second give way line forces drivers to stop on the cycle lane and could be dangerous. Cllr G Garvani has directed the complaint to City Cllr J Garvani to follow up with resident.

94.2 Traffic schemes

None to report.

94.3 Speed indicator device (SID) updates and any data

Cllr M Fletcher gave an update on the latest data from the SID. Between 30/10/23 and 19/11/23 from 29,525 vehicles there were 0.08% speed violations. It was agreed that an update will be given each month ahead of the PL&T meeting to compare data.

PLT/23.95 Leeds Bradford Airport (LBA)

To consider the following:

95.1 Leeds Bradford Airport Consultative Committee

No updates to note.

95.2 Leeds Bradford Airspace Change – to receive and note updates (if any)

No updates to note.

95.3 Any other matters relating to LBA. Update on LBA Airspace Change Project

The project is looking at potential new routes for night flights and a few are under consideration. The project was noted.

PLT/23.96 Neighbourhood Plan.

Agreed to arrange a training session with Mike Dando who previously ran a Neighbourhood Plan training session. It is agreed that the Neighbourhood Plan working group should meet before hand to decide what questions to ask Mike Dando.

PLT/23.97 Leeds City Council Core Strategy and Site Allocation Plan

No update.

PLT/23.98 To consider correspondence received and agree any necessary action

None received.

PLT/23.99 Matters for information.

99.1 Leeds Local Plan Update: Pre-Submission Changes. To discuss if HTC will comment.

No comment.

99.2 PL&T budget

Agreed to keep at £500. It was noted that the committee will start to spend money if employing Mike Dando in relation to the Neighbourhood Plan.

99.3 To consider adopting Consultee Access system in place of Public Access tool on the planning portal.

It was agreed to go ahead with a demonstration of the new system. Steph White to request a demonstration for office staff.

PLT/23.100 Items for future agenda

No agenda items were requested.

PLT/23.101 Date of the next meeting

Next meeting of the Committee: 18th January 2024

Deadline for agenda items: 8th January 2024

The meeting dates were noted.

The meeting concluded at 8:05pm.

Appendix 1 - Minute No. PLT/90.2 – comments on new planning applications

Reference	Application Validated	Deadline for comments	Address	Proposal	HTC Response	Decision	Date of decision
23/03299/FU	Tue 27 Jun 2023	Fri 21 Jul 2023	St Annes Community Service 155 Town Street Horsforth Leeds LS18 5BL	Detached outbuilding to rear	Horsforth Town Council neither supports nor objects to this application.	Approved	20/10/2023
23/04729/FU	Tue 22 Aug 2023	Thu 14 Sep 2023	51 West End Lane Horsforth Leeds LS18 5ER	Raising of ridge height forming new second floor incorporating a two storey extension with Juliet balconies above existing single storey rear extension and dormer window with Juliet balcony to rear	Horsforth Town Council neither supports nor objects to this application.	Approved	12/10/2023
23/04846/FU	Wed 30 Aug 2023	Sat 23 Sep 2023	24 Church Avenue Horsforth Leeds LS18 5LD	Alterations including replacing garage door by bricking up the front; window to the side and door to rear	Horsforth Town Council neither supports nor objects to this application.	Approved	26/10/2023
23/05183/FU	Wed 23 Aug 2023	Sun 24 Sep 2023	6 Melrose Place Horsforth Leeds LS18 4BY	Single story side/rear extension	Horsforth Town Council neither supports nor objects to this application.	Approved	18/10/2023

23/05272/FU	Wed 06 Sep 2023	Sat 30 Sep 2023	18 Victoria Walk Horsforth Leeds LS18 4PL	Hip to gable end loft extension; dormer window to rear with Juliet balcony; new second floor window to side and new roof light to front	Horsforth Town Council neither supports nor objects to this application.	Refused. The hip to gable and dormer extension is considered to unacceptable as would have a harmful impact on the character and appearance of both the host property and the immediate locality.	30/10/2023
23/05312/FU	Wed 30 Aug 2023	Fri 06 Oct 2023	46 Kerry Street Horsforth Leeds LS18 4AW	Dormer window to the front	Horsforth Town Council neither supports nor objects to this application.	Refused. The Local Planning Authority considers the proposed dormer on the front would appear incongruous in the streetscene due to its size and scale	20/10/2023
23/05452/FU	Wed 06 Sep 2023	Thu 05 Oct 2023	70 Stanhope Drive Horsforth Leeds LS18 4ES	Two storey side extension	Horsforth Town Council neither supports nor objects to this application.	Approved	20/10/2023
23/05491/FU	Fri 08 Sep 2023	Sun 08 Oct 2023	121 Southway Horsforth Leeds LS18 5RW	Two storey infill extension with alterations to roof; porch to front; single storey garage to side; new rooflights to front and side; existing door to rear replaced with window;	Horsforth Town Council neither supports nor objects to this application.	Approved	27/10/2023

				associated landscaping			
23/05579/FU	Wed 13 Sep 2023	Thu 12 Oct 2023	29 Alexandra Road Horsforth Leeds LS18 4HE	Single storey side/rear extension	Horsforth Town Council neither supports nor objects to this application.	Approved	08/11/2023
23/05686/FU	Mon 18 Sep 2023	Thu 19 Octo 2023	5 Brownberrie Lane Horsforth Leeds LS18 5SD	Single storey side/rear extension and replacement of existing first floor balcony with Juliet balcony to rear	Horsforth Town Council neither supports nor objects to this application.	Approved	10/11/2023

Item 5

Leeds City Council Planning Decisions 13.11.2023 to 08.01.2024

Reference	Application Validated	Deadline for comments	Address	Proposal	HTC Response	Decision	Date of decision
23/06019/FU/NW	Wed 04 Oct 2023	Fri 17 Nov 2023	4 - 6 Town Street Horsforth Leeds LS18 4RJ	Change of use of first floor from E(b) to C3 to create one new flat	Horsforth Town Council neither supports nor objects to this application.	Approved	27/11/2023
23/05993/FU	Tue 03 Oct 2023	Fri 27 Oct 2023	132C Hall Lane Horsforth Leeds LS18 5JQ	New french doors to rear	Horsforth Town Council neither supports nor objects to this application.	Approved	24/11/2023
23/06129/FU/NW	Tue 10 Oct 2023	Wed 08 Nov 2023	24 Park Copse Horsforth Leeds LS18 5UN	Alteration including single storey side/rear extension and first floor side extension	Horsforth Town Council neither supports nor objects to this application.	Approved	01/12/2023
23/05876/FU	Wed 27 Sep 2023	Wed 01 Nov 2023	63 West End Lane Horsforth Leeds LS18 5ER	Raising ridge height to create additional first floor storey, Single storey front porch extension, Single storey rear/side extension with integral garage, Demolition	Horsforth Town Council neither supports nor objects to this application.	Approved	15/11/2023

				of existing garage.			
23/06061/FU	Wed 18 Oct 2023	Wed 08 Nov 2023	Land Adj The Gables 229 Hall Lane Horsforth Leeds LS18 5EG	Variation of condition 2 (approved plans) of previous approval 20/04812/FU to replace approved car port with a garage	Horsforth Town Council neither supports nor objects to this application.	Refused. The Local Planning Authority considers that the proposed development would, by reason of its location, scale and design result in a visually intrusive and overly dominant feature that would be detrimental to the spatial character and appearance of the plot in which it is located and the visual amenity of the wider street scene.	12/12/2023
23/05997/LI	Wed 18 Oct 2023	Fri 17 Nov 2023	1 Railway Cottages Station Road Horsforth Leeds LS18 5NL	Listed building application for replacement first floor windows to front	Horsforth Town Council neither supports nor objects to this application.	Approved	08/12/2023
23/06241/FU	Thu 19 Oct 2023	Sun 12 Nov 2023	197 Hall Lane Horsforth Leeds LS18 5EG	Single storey rear extension with steps	Horsforth Town Council neither supports nor objects to this application.	Approved	12/12/2023

23/06368/FU	Thu 19 Oct 2023	Wed 22 Nov 2023	43 Hunger Hills Avenue Horsforth Leeds LS18 5JS	Conversion of garage with first floor extension above; single storey rear extension; alterations to fenestration; associated landscaping works and parking provision	Horsforth Town Council neither supports nor objects to this application.	Approved	12/12/2023
23/06247/FU	Wed 25 Oct 2023	Fri 08 Dec 2023	31 Regent Road Horsforth Leeds LS18 4NP	Replace existing garage to rear with new double garage	Horsforth Town Council neither supports nor objects to this application.	Approved	18/12/2023
23/06660/FU	Fri 03 Nov 2023	Wed 03 Jan 2024	Church Hall St James Church Low Lane Horsforth Leeds LS18 5QW	Outbuilding to side	Horsforth Town Council neither supports nor objects to this application.	Approved	04/01/2024

23/06624/FU	Thu 09 Nov 2023	Sat 02 Dec 2023	41 Hall Park Avenue Horsforth Leeds LS18 5LR	First floor extension to side, raising ridge height including conversion of loft to habitable space with dormer window to side and rooflights to both sides; new windows to front and rear at second floor	Horsforth Town Council objects to the planning application due to the over development of the site. In particular to the height of the proposed building.	Refused. The Local Planning Authority considers that the proposed development would, by reason of its scale, height, nature, design, proportions and prominent location result in a visually dominant and incongruous development which would harm the visual appearance and character of both the host property and the wider street scene, detracting from the established character and appearance of the locality	20/12/2023
23/06638/FU	Wed 08 Nov 2023	Sat 02 Dec 2023	66 Hall Lane Horsforth Leeds LS18 5JF	Part two storey part single storey front/side extension; demolition of existing garage/WC	Horsforth Town Council neither supports nor objects to this application.	Approved	20/12/2023
23/06655/FU	Thu 02 Nov 2023	Fri 01 Dec 2023	115 Stanhope Drive Horsforth	Single storey side/rear extension	Horsforth Town Council neither	Approved	19/12/2023

			Leeds LS18 4LU		supports nor objects to this application.		
23/06531/FU	Fri 27 Oct 2023	Sat 25 Nov 2023	108 Broadgate Lane Horsforth Leeds LS18 4BS	Single storey rear extension and hip-to- gable loft conversion.	Horsforth Town Council neither supports nor objects to this application.	Approved	18/12/2023
23/06442/FU	Thu 02 Nov 2023	Sat 25 Nov 2023	9 Featherbank Walk Horsforth Leeds LS18 4QN	Part two storey part single storey extensions to side/rear with rooflights; new window at first floor to rear	Horsforth Town Council neither supports nor objects to this application.	Refused. The Local Planning Authority considers the proposed development by virtue of its scale, projection, design and siting would represent a prominent, incongruous and unsympathetic extension which does not relate well to the scale, proportions or appearance of the host dwelling or its context, and would lead to harm to the visual amenity and local character of the surrounding area	19/12/2023

Item 6.1

**Leeds City Council Planning Applications since 23rd November 2023 and the comments made by the
Proper Officer with delegated powers**

Reference	Application Validated	Deadline for comments	Address	Proposal	HTC Response
23/07252/FU	Fri 01 Dec 2023	Thu 28 Dec 2023	5 Brownberrie Avenue Horsforth Leeds LS18 5PW	Two storey side extension; demolition of existing garage	Horsforth Town Council neither supports nor objects to this application.
23/06981/FU	Mon 04 Dec 2023	Wed 03 Jan 2024	33 Back Lane Horsforth Leeds LS18 4RF	Additional window to ground floor rear	Horsforth Town Council neither supports nor objects to this application.
23/06905/FU	Wed 15 Nov 2023	Wed 03 Jan 2024	The Agora Restaurant 207 - 209 New Road Side Horsforth Leeds LS18 4DR	Alterations to windows to front at ground floor, alterations to windows to rear at Gound and first floor, erection of balcony to rear, formation of dining terrace to rear with canopies over.	Concern over possible noise nuisance and overlooking of nearly residential properties from the proposed dining terrace area.

23/07045/FU	Tue 28 Nov 2023	Fri 22 Dec 2023	16 Hunger Hills Avenue Horsforth Leeds LS18 5JT	Alterations including single storey extensions to front, including canopy, side and rear, with rooflights and solar panels to rear; ; conversion of garage to habitable room; demolition of existing conservatory; new patio with steps to rear	Horsforth Town Council neither supports nor objects to this application. (Richard Hardcastle would have to declare an interest because the property is four doors down from his home address)
23/07023/FU	Tue 28 Nov 2023	Thu 21 Dec 2023	20 Arran Drive Horsforth Leeds LS18 5SW	Alterations including demolition of existing conservatory to rear; raising of roof height with rooflights to both sides, creating first floor; two storey rear extension with juliet balcony; two storey front extension; alterations to fenestration	Horsforth Town Council neither supports nor objects to this application.
23/07357/FU	Wed 06 Dec 2023	Tue 02 Jan 2024	The Gables 229 Hall Lane Horsforth Leeds LS18 5EG	Variation of conditions 15 (glazing), 16 (infiltration drainage) and 17 (surface and foul drainage) to previously approved planning application	Horsforth Town Council neither supports nor objects to this application.

				23/04785/FU to amend the current wording reading prior to commencement, to read prior to occupation instead	
23/07257/FU	Fri 08 Dec 2023	Thu 04 Jan 2024	1 Hall Park Avenue Horsforth Leeds LS18 5LN	Single storey side extension; two storey rear extension; raised patio area to rear	Horsforth Town Council neither supports nor objects to this application.
23/07361/FU	Wed 06 Dec 2023	Wed 03 Jan 2024	12 Church Grove Horsforth Leeds LS18 5LH	First floor side extension with dormer windows to front and rear, incorporating rooflight to front	Horsforth Town Council neither supports nor objects to this application.
23/07382/FU	Thu 07 Dec 2023	Fri 05 Jan 2024	15 Woodway Drive Horsforth Leeds LS18 4HZ	Retrospective application for a dormer window to the rear, with juliet balcony	Retrospective application, concern over possible overlooking of adjoining property.
23/07295/FU	Fri 08 Dec 2023	Wed 17 Jan 2024	21 Far Reef Close Horsforth Leeds LS18 5AX	Part two storey part single storey side/rear extension, including balcony to side at first floor; single storey extension to front; conversion of existing garage to habitable room	Horsforth Town Council neither supports nor objects to this application.

23/07531/FU	Fri 15 Dec 2023	Wed 10 Jan 2024	32 Airedale Drive Horsforth Leeds LS18 5ED	Single storey side/rear extension and dormer window to rear	Horsforth Town Council neither supports nor objects to this application.
23/07387/FU	Thu 07 Dec 2023	Sun 07 Jan 2024	36 Newlaithes Road Horsforth Leeds LS18 4LG	Part two storey part single storey side/rear extension with roof lights and the addition of external insulation	Horsforth Town Council neither supports nor objects to this application.
23/07275/FU	Fri 08 Dec 2023	Tue 09 Jan 2024	Former Horsforth Campus Calverley Lane Horsforth Leeds LS18	Erection of 3.5m high sculpture to trim trail entrance	Horsforth Town Council neither supports nor objects to this application.
23/07268/FU	Tue 12 Dec 2023	Thu 04 Jan 2024	22 Bletchley Road Horsforth Leeds LS18 4FG	Single storey rear extension, connecting to garage, with rooflight	Horsforth Town Council neither supports nor objects to this application.

Item 6.2

Leeds City Council Planning Applications to consider

Reference	Application Validated	Deadline for comments	Address	Proposal	HTC Response
23/07647/FU	Fri 05 Jan 2024	Wed 31 Jan 2024	14 Church Crescent Horsforth Leeds LS18 5LF	Part two storey part single storey extension to front, side and rear incorporating integral garage, new entrance door with porch, rooflights and Juliet balcony to rear; demolition of existing garage	

23/07355/FU	Fri 05 Jan 2024	Fri 02 Feb 2024	3 The Green Horsforth Leeds LS18 4RH	Alterations including removal and blocking up of bay window to Side; replacement access ramp; replacement windows; new external lighting; new external vents and extractors internal reconfiguration and installation of lift	
23/06822/FU	Fri 05 Jan 2024	Wed 31 Jan 2024	High Trees 1 Southway Horsforth Leeds LS18 5RN	First floor side extension and single storey front extension	
24/00045/FU/NW	Tue 02 Jan 2024	Thu 01 Feb 2024	52 Victoria Walk Horsforth Leeds LS18 4PP	Part two, part single storey side and rear extension	

Item 7
Planning Appeals & Planning Appeal Decisions after 23.11.2023

Application number	Address location	Details	Applicant	HTC comments on application	Appeal ref	Procedure	Deadline to withdraw comments	Deadline for further comments	Appeal outcome
23/05272/FU	18 Victoria Walk Horsforth Leeds LS18 4PL	Hip to gable end loft extension; dormer window to rear with Juliet balcony; new second floor window to side and new roof light to front	Ms Kate Laurence	Horsforth Town Council neither supports nor objects to this application.	APP/N4720/D/23/3335212	Written reps	25/12/2023	NA	In progress
23/05312/FU	46 Kerry Street Horsforth Leeds LS18 4AW	Dormer window to the front	Mr R Willis	Horsforth Town Council neither supports nor objects to this application.	APP/N4720/D/23/3334965	Written reps	10/01/2024	NA	In progress
23/03884/FU	Layton Grange Layton Road Rawdon Leeds LS18 5EU	Ground-mounted solar panels in paddock field next to Layton Grange	Mrs K Higgins	Horsforth Town Council neither supports nor objects to this application.	APP/N4720/W/23/3335658	Written reps	04/01/2024	15/02/2024	In progress

Item 9 Temporary event notices

Reference	Address	Event dates	Activities	Activity Dates & Times	Last date for representations	Notice Type/Comments
TEN/002457	Horsforth Brewery, 143 New Road Side, Horsforth, Leeds, LS18 4QD	31/12/2023 - 01/01/2024	The sale by retail of alcohol The provision of regulated entertainment	31/12/2023 22:00 - 23:59 01/01/2024 00:00 - 02:00	27/12/2023	Late Temporary Event Notice - Notice Accepted Comments - NYE extended opening hours
TEN/002400	The Black Bull, The Green, Horsforth, Leeds, LS18 4RH	24/12/2023	The sale by retail of alcohol	01:00 - 03:30	18/12/2023	Late Temporary Event Notice - Notice Accepted Comments - Extended opening hours
TEN/002398	Kuala Lumpur, 8 - 10 Town Street, Horsforth, Leeds, LS18 4RJ	24/12/2023 - 25/12/2023	The sale by retail of alcohol The provision of regulated entertainment	24/12/2023 23:00 - 23:59 25/12/2023 00:00 - 01:30	18/12/2023	Late Temporary Event Notice - Notice Accepted Comments - Extended opening hours
TEN/002399	Kuala Lumpur, 8 - 10 Town Street, Horsforth, Leeds, LS18 4RJ	31/12/2023 - 01/01/2024	The sale by retail of alcohol The provision of regulated entertainment	31/12/2023 23:00 - 23:59 01/01/2024 00:00 - 02:30	18/12/2023	Normal Temporary Event Notice - Notice Accepted Comments - Extended opening hours
TEN/002401	The Black Bull, The Green, Horsforth, Leeds, LS18 4RH	01/01/2024	The sale by retail of alcohol	01:00 - 03:30	18/12/2023	Normal Temporary Event Notice - Notice Accepted Comments - Extended Opening Hours
TEN/002352	The Old Ball, Brownberrie Lane, Horsforth, Leeds, LS18 5SB	24/12/2023	The sale by retail of alcohol The provision of regulated entertainment The provision of late night refreshment	00:00 - 01:00	12/12/2023	Normal Temporary Event Notice - Notice Accepted Comments - Extension of hours to watch the Boxing

TEN/002298	Broadgate Primary School, North Broadgate Lane, Horsforth, Leeds, LS18 5AF	13/12/2023	The sale by retail of alcohol	15:00 - 18:00	04/12/2023	Late Temporary Event Notice - Notice Accepted Comments - School Christmas Fair run by the PTA, with pay bar
TEN/002282	The Little Monk, 4 - 6 Town Street, Horsforth, Leeds LS18 4RJ	31/12/2023 - 01/01/2024	The sale by retail of alcohol The provision of regulated entertainment The provision of late night refreshment	Every Day 23:00 - 01:00	01/12/2023	Normal Temporary Event Notice - Notice Accepted Comments - New Year's Eve Party
TEN/002276	Kuala Lumpur, 8 - 10 Town Street, Horsforth, Leeds LS18 4RJ	08/12/2023 - 09/12/2023	The sale by retail of alcohol The provision of regulated entertainment	08/12/2023 12:00 - 23:59 09/12/2023 12:00 - 23:59	30/11/2023	Late Temporary Event Notice - Notice Accepted Comments - Extended opening for December
TEN/002284	Main Reception Atrium, Trinity And All Saints College, Brownberrie Lane, Horsforth, Leeds	12/12/2023 - 13/12/2023	The sale by retail of alcohol	12/12/2023 11:00 - 18:00 13/12/2023 11:00 - 18:00	01/12/2023	Late Temporary Event Notice - Notice Accepted Comments - Graduation bottle bar
TEN/002494	Main Hall & Joining Small Hall, West End Primary School, West End Lane, Horsforth, Leeds, LS18 5JP	09/02/2024	The sale by retail of alcohol The provision of regulated entertainment The provision of late night refreshment	17:00 - 21:00	11/01/2024	Normal Temporary Event Notice - Notice Accepted Comments - A charity event for families where they play board games & card games. We wish to sell alcoholic & non alcoholic beverages, snacks & sweets

Premises Licence or Club Premises Certificate applications

Reference	Premises Name and Address	Application Type	Description of Application	Last date for representations	Case Officer
PREM/05231/001	Hooleos, 20 Town Street, Horsforth, Leeds, LS18 4RJ	New application	<p>Day time cafe and small evening bar serving snacks, this will be located on the small sitting area situated within the shop front inside the premises.</p> <p>Proposed licensable activities:</p> <p>Sale by retail of alcohol Wednesday to Saturday 12:00 - 23:00 Alcohol sold for consumption on the premises</p> <p>Performance of recorded music Wednesday to Saturday 12:00 - 23:00 Activity will take place Indoors</p> <p>Proposed opening times:</p> <p>Tuesday 09:00 - 17:00 Wednesday to Saturday 09:00 - 23:00</p>	11/01/2024	Miss Janice Archibald