



Horsforth Town Council

Extraordinary Meeting of the Planning, Licensing & Traffic Committee Minutes

Wednesday 5 September 2018 at 7.30pm.

Present: In Chair - Cllr A Radford.

Cllr M Boyes, Cllr C Calvert, Cllr S Dowling, Cllr J Garvani, Cllr R Hardcastle, Cllr M Leech.

In attendance: P Fearon – Administrator.

PL&T/18.47 – PL&T/18.50 These minute numbers have been left blank intentionally.

PL&T/18.51 To receive apologies for absence and to consider the reason for the absence
RESOLVED that the apologies and reasons for absence from Cllrs M Holmes, M Hughes and I Scott be accepted.

PL&T/18.52 **Declaration of Disclosable Pecuniary and other Interests**
To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 14-19 of the Members' Code of Conduct. Also to declare any other significant interests which the Member wishes to declare in the public interest, in accordance with paragraphs 20-21 of the Members' Code of Conduct.

Declarations of non –pecuniary interests:

- Item 6, Cllr C Calvert declared he is a resident near to the new development that will be discussed today. Also, that he has commented on this planning application through the Leeds City Council Planning Public Access website.
- Item 6, Cllr S Dowling declared he is a resident near to the new development that will be discussed today. Also, that he has commented on this planning application through the Leeds City Council Planning Public Access website.
- Item 6, Cllr J Garvani declared that he has recently hosted a local meeting of the Labour Party regarding this item.

**NOTE: Members agreed to bring forward Item 4 of the agenda to this point of the meeting.
See PL&T/18.54**

PL&T/18.53 **To consider questions and comments from members of the public at the Chairman's discretion**
Members of the public are reminded that this is their opportunity to speak to the meeting on any topic relevant to the work of the Committee. However they may not speak during the remainder of the meeting unless specifically invited to do so by the Chairman.

Nineteen members of the public attended, all with objection to Item 6, ref: 18/04952/FU.
Objections included the following:

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- The new development will generate excessive traffic congestion and create problems with parking and road safety. The calming measures proposed are not sufficient with only 4 pedestrian refuges planned.
- Access to the site is problematic.
- The number of planned dwellings exceeds the proposed maximum number of 59 stated in the Site Allocation Plan. This would mean overdevelopment and loss of privacy.
- The scale and height of the proposed plans is excessive and not in keeping with the area. It was commented that this is the fourth planning application for this site that has been submitted with the three previous applications been rejected on the grounds that the proposed plans were deemed too big.
- Horsforth needs affordable family homes – not apartments. There are concerns regarding local amenities.
- Concern about the timescale of the building work in regards to noise, air pollution, waste and the movement of heavy construction vehicles on Low Lane.

A member of the public asked the Chair about the role of Horsforth Town Council in regards to planning applications. This query was answered by the Chair of the meeting, Cllr Radford.

PL&T/18.54 Minutes of the previous meetings

The Committee was asked to approve the minutes of the meeting held on Thursday 16 August 2018.

RESOLVED that the minutes of the meeting held on Thursday 16 August 2018 are a true record.

NOTE: Members agreed to bring forward Item 6 of the agenda to this point of the meeting.

See PL&T/18.56

PL&T/18.55 Late Planning Applications Report

To consider and comment on late planning applications.

The Email from YLCA and subsequent report and email from the Town Clerk were **noted**.

It was **agreed** that the Clerk will still identify late applications on future agendas. A separate table of this information will be available for **noting** without discussion. This information will be closely monitored by members over the coming months. A decision will then be taken by this committee as to how to proceed with late applications in the future.

PL&T/18.56 New Planning Application

Planning application to consider. Ref: 18/04952/FU Development on Low Lane, Horsforth.

Members commented on the following:

- Members are aware of previous plans that were refused.
- The site would be overdeveloped. The new proposed plans are excessive in scale and height and exceed the Site Allocation Plan's recommendations.
- Not enough affordable housing for families. It was noted that important documentation on the numbers of affordable dwellings had not been completed by the applicants.
- The proposed footpaths and access to the site is inadequate.
- Traffic will increase substantially with risks to road safety and the general infrastructure of the area.
- Concerns regarding the Level 3 Flood Zone- with the level of the buildings and also the underground car park.
- Concerns regarding the increase of pressure on local amenities. Public transport by bus and rail is difficult and inadequate (50A bus service).

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- Members noted comments by other organisations such as the Environment Agency, Network Rail and The West Yorkshire Combined Authority.

RESOLVED: The members decided on a number of concise comments that the Clerk would add to the Leeds City Council Planning website on behalf of this committee. **P Fearon to Action.**

PL&T/18.57 Items for future agenda
Monitor late planning applications.

PL&T/18.58 Date of the next meeting
The date of the next meeting is 20 September 2018 at 7pm.
Noted.

The meeting closed at 8.20pm

*Distribution: Cllrs M Boyes, C Calvert, S Dowling, J Garvani, S Glover, R Hardcastle,
M Holmes, M Hughes, M Leech, A Radford, I Scott*

Signed Dated



**Planning applications for comment by
Planning, Licensing and Traffic Committee on
5 September 2018**

Application No.	Address/Location	Details	HTC PL&T Committee Comments
18/04952/FU	Land Formerly Woodside Dyeworks Low Lane Horsforth Leeds	149 dwellings with associated access and landscaping	<p>Horsforth Town Council objects to this application for the following reasons:</p> <p>1) These plans far exceed the number of dwellings that were suggested in the Site Allocation Plan, which stated 59 homes. Therefore the volume of the new development would be excessive. It is noted that the plans submitted in 2008 were rejected for this reason.</p> <p>2) The expected increase of traffic would not only restrict movement on Low Lane it would have major implications on the general traffic infrastructure of the area. Road safety would become a concern.</p> <p>3) Horsforth Town Council supports the comments made by the Environment Agency and the Flood Risk Management Team as this development would be a level 3 flood zone.</p>

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