



Horsforth Town Council

Planning & Licensing Committee Minutes Thursday 18 May 2017 at 7pm.

Present: In Chair - Cllr R Hardcastle.

Cllr S Glover, Cllr M Holmes, Cllr M Hughes, Cllr A Radford, Cllr I Scott

In attendance: J Sou – Acting Clerk

PL/16.230 These minute numbers have been left blank intentionally.

PL/16.231 To receive apologies for absence and to consider the reason for the absence
It was proposed by Cllr M Hughes, seconded by Cllr A Radford and **resolved that the apologies and reasons for absence from Cllr M Boyes be accepted.**

PL/16.232 **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.

The following interests were declared:

- | | |
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| Cllr M Hughes | Item 6, application ref. 16/05076/FU Throstle Nest Villa
Cllr H Hughes reported the initial case to Leeds City Council Planning Enforcement |
| Cllrs S Glover,
R Hardcastle, M Holmes,
M Hughes and I Scott | Item 6, application ref. 17/01908/FU 203 Hall Lane
The applicant is known to Cllrs S Glover, R Hardcastle, M Holmes, M Hughes and I Scott. |
| Cllr M Hughes | Item 6, application ref. 17/02099/FU 38A Newlay Lane
Cllr Hughes is Chair of Horsforth Civic Newlay Conservation Society which has objected strongly to this application. |
| Cllr M Hughes | Item 6, application ref. 17/02481 Brownberrie Farm
The applicant is a client of Cllr M Hughes. |

PL/16.233 To consider questions and comments from members of the public at the Chairman's discretion

Signed Dated

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.

No members of the public present.

PL/16.234 Minutes of the previous meetings

The Committee was asked to approve the minutes of the meeting held on Thursday 6 April 2017.

It was proposed by Cllr S Glover, seconded by Cllr M Holmes and **resolved that the minutes of the meeting held on Thursday 6 April 2017 are a true record.**

PL/16.235 Leeds City Council Planning Decisions

To report on planning decisions granted by Leeds City Council.

List attached. **Noted.**

PL/16.236 Comment on Planning Applications since the last meeting of this Committee

To consider and comment on planning applications from Leeds City Council.

Comments from members of the public in respect of the following applications were attached to the agenda and were considered by members:

- Ref 17/01948/FU – 203 Hall Lane, Horsforth, Leeds LS18 5EG
- Ref 17/00639/FU – land to rear of 1 Bridge Wood Close, Horsforth, Leeds LS18 5TR

Comments on planning applications attached.

Note: The Committee was unable to consider a number of applications, as shown on the attached list, due to technical difficulties in accessing the applications online.

PL/16.237 Planning Appeals & Planning Appeal Decisions

16.237.1. To consider planning appeals received.
None received.

16.237.2. To note planning appeal decisions.

Appeal ref: 103167

Address: Eastfield Scotland Lane Horsforth Leeds LS18 5SF

Nature: Erection of wall exceeding one metre in height adjacent to a highway used by vehicular traffic

Status: Appeal dismissed

Appeal type: Enforcement Appeal

The Planning Inspectorate decision was attached to the agenda.

Noted.

PL/16.238 Licensing Applications

To consider applications received since last meeting.

List attached.

Noted.

Signed Dated

- PL/16.239 Kirkstall Forge Liaison Group**
To receive and note updates.
There had been no meeting of the group.
- PL/16.240 Leeds Bradford Airport LBA)**
16.240.1. To receive and note updates from the LBA Consultative Committee.
There had been no meeting of the LBA Consultative Committee.
16.240.2. To receive and note updates regarding the LBA Link Road.
No updates received.
- PL/16.241 Report from Local Residents Associations**
To receive and note updates.
No updates received.
- PL/16.242 Report from the WARD Group**
To receive and note updates.
No updates received.
- PL/16.243 Report and Recommendations from Neighbourhood Plan Working Group (NPWG)**
16.243.1. There had been no meeting of the NPWG.
16.243.2. To note the next meeting date.
The next meeting date has not yet been set.
- PL/16.244 Site Allocations**
To consider the site allocations in the LS18 postcode area.

Cllr Hughes reported that the Site Allocation Plan (SAP) had been formally submitted by Leeds City Council on 5 May 2017. A programme manager had been appointed by Leeds City Council and two inspectors had been appointed by the Planning Inspectorate to conduct an examination of the SAP. There are expected to be Site Allocations Plans hearings in October 2017.
Noted.
- PL/16.245 To note the current list of key planning enforcement cases**
No updates received.
- PL/16.246 Community Infrastructure Levy**
To consider and note information on the Community Infrastructure Levy.
No further information received.
- PL/16.247 Horsforth Hall Park Skate Park**
To receive and consider updates.
No updates received.

Signed Dated

PL/16.248 Items for future agenda

None.

PL/16.249 Date of the next meeting

The next meeting will be the new Planning, Licensing and Traffic Committee on 15 June 2017.

Noted.

The meeting closed at 9:10pm

Distribution: Cllrs M Boyes, J Garvani, S Glover, R Hardcastle, M Holmes, M Hughes, A Radford, I Scott

Signed Dated

Minute PL/16.235
Leeds City Council Planning Decisions

LCC Planning Decisions: 30 March 2017 – 12 May 2017

New ground floor window to flat 9

9 Stanhope Court Brownberrie Lane Horsforth Leeds LS18 5SR

Ref. No: 17/00421/FU | Received: Fri 20 Jan 2017 | Validated: Fri 10 Feb 2017 | Status: Application
Approved

Single storey rear extension

Calverlands Day Centre Church Lane Horsforth Leeds LS18 5LA

Ref. No: 17/00452/LA | Received: Mon 23 Jan 2017 | Validated: Thu 16 Mar 2017 | Status: Application
Approved

New shop front

Lets Live Leeds Ltd 2 Regent Road Horsforth Leeds LS18 4NP

Ref. No: 17/00585/FU | Received: Mon 30 Jan 2017 | Validated: Mon 06 Feb 2017 | Status: Application
Approved

One illuminated sign

Lets Live Leeds Ltd 2 Regent Road Horsforth Leeds LS18 4NP

Ref. No: 17/00586/ADV | Received: Mon 30 Jan 2017 | Validated: Mon 06 Feb 2017 | Status: Application
Approved

Part two storey part single storey side and rear extension.

144 Hall Lane Horsforth Leeds LS18 5EG

Ref. No: 17/00609/FU | Received: Tue 31 Jan 2017 | Validated: Fri 10 Feb 2017 | Status: Application
Approved

Change of use of retail unit (A1) for form restaurant (A3) alterations including new shop front and flue to rear

30 Town Street Horsforth Leeds LS18 4RJ

Ref. No: 17/00623/FU | Received: Tue 31 Jan 2017 | Validated: Tue 14 Feb 2017 | Status: Application
Approved

HTC P&L Committee comments:

Objection.

There is insufficient parking in the area

Permitting another restaurant would be contrary to the Cumulative Impact Policy

Extract from Planning Officer's report:

Highways

Considering the town centre location, the lack of parking associated with this application does not raise an objection from the Highways Authority. Public parking is at a premium but the building already has a commercial use. Furthermore, a restaurant would most likely compete for business with other existing outlets already situated on Town Street. The applicant has submitted a layout plan that allocates space for a bin store and cycle parking that would not interfere with parking and turning on Back Town Street.

This plan also includes an amended redline boundary to accommodate external space for rear access, cycle parking and bin storage.

Representations

Unfortunately, considering the town centre location, a reason for refusal regarding parking could not be substantiated at appeal. Policy P2 sets out that restaurants are an acceptable use in town centres. Therefore, an assessment of cumulative impact is not appropriate here. However, this policy is married with SF7 that is discussed above.

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The Cumulative Impact Policy is a licensing initiative and not a material planning consideration in this case.

First floor side extension and conversion of integral garage to habitable room

6 Holly Park Horsforth Leeds LS18 5US

Ref. No: 17/00792/FU | Received: Wed 08 Feb 2017 | Validated: Wed 08 Feb 2017 | Status: Application Approved

Single storey side/rear extension with external flue to rear; gable wall rear extension including dormer and roof alterations to other side

17 Montfort Close Horsforth Leeds LS18 5SX

Ref. No: 17/00862/FU | Received: Fri 10 Feb 2017 | Validated: Fri 10 Feb 2017 | Status: Application Approved

Part two storey, part first floor, part single storey front/side/rear extension

17 Hall Park Close Horsforth Leeds LS18 5LS

Ref. No: 17/00863/FU | Received: Fri 10 Feb 2017 | Validated: Thu 16 Feb 2017 | Status: Application Approved

Gable wall side extension with dormer window to rear and roof lights to front

26 Regent Avenue Horsforth Leeds LS18 4NJ

Ref. No: 17/00869/FU | Received: Fri 10 Feb 2017 | Validated: Fri 10 Feb 2017 | Status: Application Refused

HTC P&L Committee comments:

Horsforth Town Council neither supports nor objects to this application.

LCC decision:

Planning permission refused in accordance with the plans and specifications for the reason(s) set out below:-

The Local Planning Authority considers that the proposed hip to gable roof extension, and the proposed rear dormer on this positive building in the Conservation Area, would be unsympathetic and harmful to the character and appearance of the host dwelling and the general street scene. Additionally it would fail to preserve and enhance the special character of the Cragg Hill and Woodside Conservation Area. The proposal would introduce an uncharacteristic gabled roof form which would also unbalance the pair of semi-detached properties. The proposal is therefore contrary to policies P10 and P11 of the Core Strategy, to saved policies GP5 and BD6 of the Leeds UDPR, to policy HDG1 of the SPD Householder Design Guide, to the adopted Cragg Hill and Woodside Conservation Area Appraisal, and to guidance contained within paragraphs 17, 56, 61 and 64 of the National Planning Policy Framework.

Single storey rear extension

42 Rawdon Road Horsforth Leeds LS18 5EW

Ref. No: 17/00909/FU | Received: Mon 13 Feb 2017 | Validated: Mon 13 Feb 2017 | Status: Application Approved

Two storey/single storey side and rear extension

37 Victoria Crescent Horsforth Leeds LS18 4PT

Ref. No: 17/00999/FU | Received: Thu 16 Feb 2017 | Validated: Thu 16 Feb 2017 | Status: Application Approved

Install patio doors and patio area to ground floor flat to rear

1 Glenwood Villas New Road Side Horsforth Leeds LS18 4JX

Ref. No: 17/01171/FU | Received: Thu 23 Feb 2017 | Validated: Mon 13 Mar 2017 | Status: Application Approved

Alterations to boundary treatment and installation of extract ventilation to side/rear

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Emmanuel Baptist Church Hall Lane Horsforth Leeds LS18 5JE

Ref. No: 17/01199/FU | Received: Fri 24 Feb 2017 | Validated: Mon 13 Mar 2017 | Status: Application
Approved

3.3m single storey rear extension, 3.51m to ridge height, 2.6m to eaves

192 Stanhope Drive Horsforth Leeds LS18 4LU

Ref. No: 17/01248/DHH | Received: Mon 27 Feb 2017 | Validated: Mon 27 Feb 2017 | Status: Not Required

Single storey side extension

22 Hall Park Close Horsforth Leeds LS18 5LS

Ref. No: 17/01356/FU | Received: Thu 02 Mar 2017 | Validated: Thu 02 Mar 2017 | Status: Application
Approved

Raising roof height to form new first floor; single storey side extension; detached garage to rear

18 Rawdon Road Horsforth Leeds LS18 5DZ

Ref. No: 17/01399/FU | Received: Fri 03 Mar 2017 | Validated: Fri 03 Mar 2017 | Status: Application
Approved

Single storey rear extension and first floor side extension

25 Airedale Drive Horsforth Leeds LS18 5ED

Ref. No: 17/01475/FU | Received: Tue 07 Mar 2017 | Validated: Tue 07 Mar 2017 | Status: Application
Approved

Single storey rear extension

72 Newlay Grove Horsforth Leeds LS18 4LH

Ref. No: 17/01521/FU | Received: Wed 08 Mar 2017 | Validated: Wed 08 Mar 2017 | Status: Application
Approved

Two storey side and single storey side/rear extension

42 Broadgate Lane Horsforth Leeds LS18 4AG

Ref. No: 17/01532/FU | Received: Thu 09 Mar 2017 | Validated: Fri 10 Mar 2017 | Status: Application
Approved

Two storey and single storey side/rear extension with raised patio area, retaining wall and steps to rear

28 Brownberrie Avenue Horsforth Leeds LS18 5PN

Ref. No: 17/01534/FU | Received: Thu 09 Mar 2017 | Validated: Thu 09 Mar 2017 | Status: Application
Refused

HTC P&L Committee comments:

Horsforth Town Council neither supports nor objects to this application.

LCC decision:

Planning permission refused in accordance with the plans and specifications for the reason(s) set out below:-

1) The Local Planning Authority considers that the proposed extension would cause a significant dominating and overshadowing effect upon the neighbouring property to the north due to the creation of a substantial two storey wall of development in close proximity to the boundary with that property. This would be to the detriment of residential amenity and contrary to policy P10 of the adopted Core Strategy, to saved policies GP5 and BD6 of the Leeds UDPR, to policy HDG2 of the SPD Householder Design Guide, and to paragraphs 17, 56, 58 and 64 of the National Planning Policy Framework.

Single storey side/rear extension

23 Victoria Mount Horsforth Leeds LS18 4PU

Ref. No: 17/01539/FU | Received: Thu 09 Mar 2017 | Validated: Mon 20 Mar 2017 | Status: Application
Approved

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Two storey side extension, single storey front extension, pitched roof to existing roofs

8 St Margarets Drive Horsforth Leeds LS18 5BQ

Ref. No: 17/01558/FU | Received: Thu 09 Mar 2017 | Validated: Thu 09 Mar 2017 | Status: Application
Approved

3.9m single storey rear extension 4m to ridge height and 2.9m to eaves

55 Brownberrie Avenue Horsforth Leeds LS18 5PW

Ref. No: 17/02036/DHH | Received: Tue 28 Mar 2017 | Validated: Wed 29 Mar 2017 | Status: Not Required

4.5m single storey rear extension, 3.4m to ridge height and 2.6m to eaves

22 Victoria Gardens Horsforth Leeds LS18 4PH

Ref. No: 17/02102/DHH | Received: Fri 31 Mar 2017 | Validated: Fri 31 Mar 2017 | Status: Not Required

Updated: 12 May 2017 11:41am

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Comments on planning applications since the last meeting of the Committee

Application No.	Address/Location	Details	HTC Planning & Licensing Committee Decision
16/05076/FU	Throstle Nest Villa New Road Side Horsforth Leeds LS18 4LS	Part retrospective application for the installation of Biomass hoppers to rear of garage with associated flues; Solar Panels to roof of garage and extension of garage to enclose fuel storage hoppers	Please see the Town Council's previous comments in relation to the application generally. The comments below are made only with regards to the revised and additional plans submitted. The Town Council has no objections to the extension itself, but does have concerns regarding the feasibility of the fuel delivery plan given the position of the porch. Declaration of non-pecuniary interest: Cllr M Hughes (reported case to Planning Enforcement)
17/00639/FU	Land To Rear Of 1 Bridge Wood Close Horsforth Leeds LS18 5TR	Detached dwelling with associated parking	Objection. The Town Council objects to the application based on the following issues: Parking Loss of natural resource Mass - overbearing
17/01201/ADV	Emmanuel Baptist Church Hall Lane Horsforth Leeds LS18 5JE	One illuminated and four non illuminated signs	Objection. The illuminated sign is inappropriate to the building and the area.
17/01565/FU	14 West End Rise Horsforth Leeds LS18 5JL	Single storey front extension and single storey rear extension	Horsforth Town Council neither supports nor objects to this application.
17/01761/FU	28 Brownberrie Walk Horsforth Leeds LS18 5PG	Single storey extension including raised decking area with steps and handrail above to rear; alterations to front porch, new steps with handrail to side and rendering to front side and rear elevations	Horsforth Town Council neither supports nor objects to this application.
17/01859/FU	22 Breary Terrace Horsforth Leeds LS18 5QJ	Single storey side/rear extension	Not examined due to technical difficulties
17/01878/FU	8 Scotland Close Horsforth Leeds LS18 5SG	Single storey orangery extension to side and rear	Not examined due to technical difficulties

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Comments on planning applications since the last meeting of the Committee

Application No.	Address/Location	Details	HTC Planning & Licensing Committee Decision
17/01908/FU	Yarnbury R U F C Brownberrie Lane Horsforth Leeds LS18 5HB	New artificial grass sports pitch with perimeter pitch barrier, new hard standing areas, new floodlights and maintenance equipment store	Horsforth Town Council neither supports nor objects to this application.
17/01948/FU	203 Hall Lane Horsforth Leeds LS18 5EG	Single storey side and rear extension, porch to front and raised patio to rear	Horsforth Town Council neither supports nor objects to this application. Declarations of non-pecuniary interest: Cllrs S Glover, R Hardcastle, M Holmes, M Hughes and I Scott (all know the complainant)
17/02046/FU	47 Lee Lane West Horsforth Leeds LS18 5RJ	Single storey rear extension	Not examined due to technical difficulties
17/02061/ADV	125 Low Lane Horsforth Leeds LS18 5PX	12 illuminated signs	Horsforth Town Council neither supports nor objects to this application.
17/02067/FU	Former Site The Manor Calverley Lane Horsforth Leeds LS13 1NP	Eight houses	Horsforth Town Council neither supports nor objects to this application.
17/02099/FU	38A Newlay Lane Horsforth Leeds LS18 4LE	Detached house to garden	Objection. The Town Council objects on the following grounds: The proposal is contrary to the Newlay Conservation Area Appraisal and Mangement Plan. Highways concerns. Dec of non-pecuniary interest: Cllr M Hughes (chair of Newlay Conservation Society which has objected strongly to the application)
17/02113/FU	11 Park Grove Horsforth Leeds LS18 5EE	Single storey side and rear extension	Not examined due to technical difficulties
17/02128/FU	4 Hall Park Garth Horsforth Leeds LS18 5LT	Part two storey, part first floor side/rear extension	Not examined due to technical difficulties
17/02227/FU	24 Charles Street Horsforth Leeds LS18 4QH	Single storey side/rear extensions and loft conversion with dormer window to rear	Not examined due to technical difficulties

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Comments on planning applications since the last meeting of the Committee

Application No.	Address/Location	Details	HTC Planning & Licensing Committee Decision
17/02247/FU	128 Hall Lane Horsforth Leeds LS18 5JG	Single storey extension and detached two storey garage both to rear	Not examined due to technical difficulties
17/02311/FU	2 West End Rise Horsforth Leeds LS18 5JH	Attached garage to front and side	Not examined due to technical difficulties
17/02341/FU	11 Melrose Villas Melrose Terrace Horsforth Leeds LS18 4BU	New pitched roof to existing extension including raised decking area with steps and balustrade above to rear	Not examined due to technical difficulties
17/02351/FU	19A Victoria Gardens Horsforth Leeds LS18 4PJ	Single storey extension including alterations and new tiled roof to existing conservatory to rear	Not examined due to technical difficulties
17/02371/FU	87 Bachelor Lane Horsforth Leeds LS18 5NF	Single storey side and rear extension	Not examined due to technical difficulties
17/02385/FU	Woodside Tavern 299 Low Lane Horsforth Leeds LS18 4DD	Removal of entrance canopy. new lobby extension, with existing decking cut back to suit new design.	Not examined due to technical difficulties
17/02481/FU	Brownberrie Farm Brownberrie Lane Horsforth Leeds LS18 5HE	Demolition of existing dwelling and outbuilding and construction of new detached dwelling and carport with associated landscaping and access gates	Horsforth Town Council neither supports nor objects to this application. Declaration of interest: Cllr M Hughes (applicant is a client)
17/02555/FU	107 Outwood Lane Horsforth Leeds LS18 4HU	Dormer window to rear	Not examined due to technical difficulties
17/02592/FU	11 Newlay Wood Fold Horsforth Leeds LS18 4HJ	Single storey rear extension Garage to habitable room and Annexe to rear.	Not examined due to technical difficulties

**Minute PL/16.238
Licensing Applications**

Temporary Event Notices

From 31 March 2017 to 12 May 2017

Reference	Address	Notifier	Start date and time	End date and time	Activities	Last date for representations	Notice Type
TEN/00892/17	Yarnbury R U F C, Brownberrie Lane, Horsforth, Leeds, LS18 5HB.	Mr Paul Trigg	20/07/2017 11:30	22/07/2017 23:00	Supply of Alcohol Provision of Regulated Entertainment Sale by Retail of Alcohol	24/04/2017	Normal TEN - Accepted as applied for
TEN/00917/17	Mavericks 80's Lounge, 62 Town Street, Horsforth, Leeds, LS18 4AP	Mr Samuel Baker	30/04/2017 00:00	01/05/2017 04:00	Provision of Regulated Entertainment Sale by Retail of Alcohol Provision of Late Night Refreshment	26/04/2017	Late TEN - Accepted as applied for
TEN/02602/17	Car Park Opposite Building 18, Leeds Trinity University, Brownberrie Lane, Horsforth, Leeds, LS18 5HD	Mr Simon Michael Ruston	21/05/2017 11:00	21/05/2017 18:00	Sale by Retail of Alcohol	08/05/2017	Normal TEN - Accepted as applied for
TEN/00321/17	Queens Arms, 99 Long Row, Horsforth, Leeds, LS18 5AT	Mrs Claire Elizabeth Sammon-Smith	03/06/2017 18:00	03/06/2017 22:00	Provision of Regulated Entertainment Sale by Retail of Alcohol	11/05/2017	Normal TEN - Awaiting payment
List updated 12/05/2017 1:26pm							

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Licensing Applications

Premises Licences

Ref	Premises Name And Address	Licence Holder	Application Type	Description of Application	Last date for representations	Case Officer
PREM/00283/009	The Brownlee Arms (formerly Grey Horse) Long Row Horsforth Leeds LS18 5AA	Brownlee Leeds Limited	Transfer	Premises Licence - Transfer	19/05/2017	Miss Charlotte Deighton
PREM/00054/008	Toby Carvery 2 - 4 Fink Hill Horsforth Leeds LS18 4DH	Mitchells And Butlers Leisure Retail Limited	Variation	Premises Licence - DPS Change	22/05/2017	Miss Charlotte Deighton
PREM/01251/002	Broadgate Lane Off Licence 1 Woodville Street Horsforth Leeds LS18 5DB	Mrs Divya Patel	Transfer	Premises Licence - Transfer	18/05/2017	Miss Charlotte Deighton
PREM/01251/003	Broadgate Lane Off Licence 1 Woodville Street Horsforth Leeds LS18 5DB	Mrs Divya Patel	Variation	Premises Licence - DPS Change	18/05/2017	Miss Charlotte Deighton
List updated 12/05/2017 1:34pm						