



Horsforth Town Council

Planning, Licensing & Traffic Committee Minutes Thursday 19 October 2017 at 7pm.

Present: In Chair - Cllr A Radford.

Cllr M Boyes, Cllr C Calvert, Cllr J Garvani, Cllr S Glover, Cllr R Hardcastle, Cllr M Holmes, Cllr M Hughes, Cllr M Leech, Cllr I Scott

In attendance: J Sou – Acting Clerk, Mr Alan Siddoway – Leeds Bradford Airport, Mr Charles Johnson – Leeds Bradford Airport and Mr Simon Whitby – Leeds Bradford Airport.

PL&T/17.101 To receive apologies for absence and to consider the reason for the absence

There were no apologies for absence.

PL&T/17.102 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:

Cllr I Scott – Item 5 – member of the Leeds Bradford Airport Consultative Committee

Cllr S Glover – Item 5 – member of the Leeds Bradford Airport Consultative Committee

Cllr I Scott – Item 7, ref: 17/06044/FU 25 Brownberrie Crescent – knows the applicant

Cllr M Leech – Item 7, ref: 17/06124/FU 20 Long Row – knows the applicant

PL&T/17.103 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.

No questions or comments.

PL&T/17.104 Minutes of the previous meetings

The Committee was asked to approve the minutes of the meeting held on Thursday 21 September 2017.

Signed Dated

RESOLVED that the minutes of the meeting held on Thursday 21 September 2017 are a true record.

PL&T/17.105 Leeds Bradford Airport – proposed changes to airspace

Representatives from Leeds Bradford Airport to speak on the changes.

Mr Simon Whitby, Operations Director, Mr Charles Johnson, Head of Planning and Development and Mr Alan Siddoway, Head of Air Traffic Services were present to give a presentation and to answer questions from members regarding proposed changes to the airspace around Leeds Bradford Airport.

A video presentation was given and members raised a number of questions.

The following points were made:

- The proposals would lead to an approximate 40% increase in the airspace in terms of height and area.
- There would be an increase in the noise level by one decibel from 56dB to 57dB for a few communities in the LS18 5DF, LS18 5DG and LS18 5PY postcode areas.
- There would be fuel savings.
- Carbon dioxide and nitrogen oxide emissions would be reduced.
- Departure routes would not change but aircraft would climb quicker, reducing noise levels for properties under the flight path
- New standard terminal arrival routes (STARs) are proposed to allow more predictable arrival routes, improved separation from departures and which was stated would improve efficiency.
- The timetable was as follows:
 - Proposals submitted to Civil Aviation Authority January 2018
 - Regulatory approval May 2018
 - Implementation October 2018
 - Operational review October 2019
- The change in airport ownership would not affect the proposed changes to the airspace.

The airport was happy for its representatives to attend any further meetings if more information was required or they could be contacted via email with questions.

Members thanked Messrs Whitby, Siddoway and Johnson.

Messrs Whitby, Siddoway and Johnson left the meeting.

PL&T/17.106 Leeds City Council Planning Decisions

To report on planning decisions granted by Leeds City Council.
List attached. **Noted.**

PL&T/17.107 Comment on Planning Applications since the last meeting of this Committee

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

PL&T/17.108 Planning Appeals & Planning Appeal Decisions

17.108.1. To consider planning appeals lodged.
Details in agenda pack.

Signed Dated

Members **noted** the following planning appeals had been lodged:

APP/N4720/D/17/3177971

19A Victoria Gardens, Horsforth, Leeds LS18 4PJ – single storey extension including alterations and new tiled roof to existing conservatory to rear.

APP/N4720/D/17/3180527

28 Brownberrie Avenue, Horsforth, Leeds LS18 5PN – two storey and single storey side/rear extension with raised patio area, retaining wall and steps to rear.

Both applications were to be dealt with by the Planning Inspectorate by the Fast Track Written Representations procedure which meant that no further comments could be made.

17.108.2. To note planning appeal decisions.

Planning Inspectorate decision in agenda pack.

Members **noted** the Planning Inspectorate decision and reasons for the decision in respect of the following appeal:

APP/N4720/W/17/3175547

Land adjacent to 7 Woodland Croft, Horsforth, Leeds LS18 5NE – outline application for detached house to vacant land.

Appeal decision: Appeal dismissed.

PL&T/17.109 Licensing Applications

To consider applications received since last meeting.

List attached. **Noted.**

PL&T/17.110 Traffic

17.110.1. To consider traffic complaints.

Details in agenda pack.

Members **noted** two complaints received and the response by Leeds City Council Highways and Transportation to one of the complaints – **details in agenda pack and supplementary papers.**

The complaints had been referred to Leeds City Council Highways and Transportation (LCCH&T) and the Neighbourhood Policing Team.

17.110.2. To consider new and updated traffic schemes and to agree any necessary action.

No new schemes or updates reported.

PL&T/17.111 Kirkstall Forge Liaison Group

To receive and note updates.

There had been no meeting of the group.

Signed Dated

PL&T/17.112 Leeds Bradford Airport LBA)

17.112.1. To receive and note updates from the LBA Consultative Committee.

No report was available.

The date of the last meeting had been changed at short notice without adequate notice having been given to members.

Noted.

17.112.2. To receive and note updates regarding the LBA Link Road.

There were no updates.

PL&T/17.113 Report from Local Residents Associations

To receive and note updates.

No updates received.

PL&T/17.114 Report and Recommendations from Neighbourhood Plan Working Group (NPWG)

17.114.1. There had been no meeting of the NPWG.

Cllr Hughes had previously circulated the latest texts of the draft Neighbourhood Plan to members for comments.

Cllr Hughes was pursuing the following outstanding matters:

- consultations with car park owners; and
- consultations with owners of heritage assets that were not listed.

Noted.

17.114.2. The next meeting of the NPWG was not yet scheduled.

PL&T/17.115 Leeds City Council Core Strategy and Site Allocations Plan (SAP)

To consider updates and agree any necessary action.

Members **noted** the change to the timetable for the Leeds SAP hearing sessions which had been due to take place commencing 24 October 2017.

The sessions would now take place in two stages, as detailed in the email received from Mr David Feeney, Head of Strategic Planning at Leeds City Council (**see agenda pack**).

Stage 2, dealing with housing matters, including the release of Green Belt land, would now commence in February/March 2018. This would allow Leeds City Council to undertake further work in light of new central government proposals and guidance in order to minimise the release of Green Belt land for housing.

Cllr Hughes would not therefore be attending the hearing sessions on 24 October 2017 to represent the Council.

Noted.

Members thanked Cllr Hughes for his work.

PL&T/17.116 To note the current list of key planning enforcement cases

Members **noted** the list of key planning enforcement cases to 21 September 2017.

See attached.

Signed Dated

PL&T/17.117 Community Infrastructure Levy

No further information received.

PL&T/17.118 Committee budget and expenditure

To consider Committee budget and expenditure.

This item was deferred to a future meeting of the Committee.

PL&T/17.119 Items for future agenda

Speed indicator device – Low Lane

Committee budget and expenditure

PL&T/17.120 Date of the next meeting

The date of the next meeting is 16 November 2017.

Noted.

The meeting closed at 8:29pm

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

Signed Dated

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Minute PL&T/17.106
Leeds City Council Planning Decisions

LCC Planning Decisions: 15 September 2017 – 13 October 2017

Single storey front extension to garage

25 Scotland Way Horsforth Leeds LS18 5SQ

Ref. No: 17/03438/FU | Received: Thu 25 May 2017 | Validated: Thu 03 Aug 2017 | Status: Application Approved

Retrospective planning permission for flue

92 Town Street Horsforth Leeds LS18 4AP

Ref. No: 17/03713/FU | Received: Wed 07 Jun 2017 | Validated: Mon 19 Jun 2017 | Status: Application Approved

Two storey extension and external alterations to public house to form six flats to first and second floors; three dwellings to rear with associated demolition and parking

The Black Bull Inn The Green Horsforth Leeds LS18 4RH

Ref. No: 17/04197/FU | Received: Tue 27 Jun 2017 | Validated: Fri 28 Jul 2017 | Status: Application Withdrawn

Demolition of garage; construction of single storey side and rear extension

106 Broadgate Walk Horsforth Leeds LS18 4EZ

Ref. No: 17/04199/FU | Received: Tue 27 Jun 2017 | Validated: Fri 07 Jul 2017 | Status: Application Approved

One non illuminated hoarding sign

Broadway Service Station Broadway Horsforth Leeds LS18 4DY

Ref. No: 17/04293/ADV | Received: Fri 30 Jun 2017 | Validated: Tue 25 Jul 2017 | Status: Application Refused

HTC PL&T: Horsforth Town Council neither supports nor objects to this application.

LCC Planning Decision:

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

1) The Local Planning Authority consider that the proposed hoarding advertisement by reason of its size, design and proposed location would represent an inappropriate and incongruous addition which is significantly harmful to the character of the locality in visual amenity terms. In addition to this the hoarding would be harmful to the character and appearance of the adjacent Horsforth Conservation Area when viewed in this context. The proposal would therefore be contrary to those relevant policies in the development plan; namely policies P10, P11 and P12 of the Leeds Core Strategy and policies BD12 and GP5 of the saved Unitary Development Plan; and the guidance contained within the National Planning Policy Framework, which aim to protect visual amenity and promote good design.

2) The Local Planning Authority consider that the proposed hoarding advertisement by reason of its size, design and proposed location would introduce an additional distraction to road users in a location which requires a high degree of driver concentration. The proposal would therefore be harmful to road safety and contrary to those relevant policies in the development plan; namely policy P10 of the Leeds Core Strategy and policy GP5 of the saved Unitary Development Plan; and the guidance contained

First floor extension with balcony to rear

14 West End Lane Horsforth Leeds LS18 5JP

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Ref. No: 17/04364/FU | Received: Tue 04 Jul 2017 | Validated: Wed 26 Jul 2017 | Status: Application Refused

HTC PL&T: Horsforth Town Council neither supports nor objects to this application.

LCC Planning 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 extension to the south facing elevation would cause a loss of residential amenity by virtue of being over-dominant due to the lack of an appropriate degree of separation between the proposal and the neighbouring property, 16 West End Lane. More specifically the development would dominate the amenity space of this neighbouring property to the detriment of the occupier's enjoyment. The proposal is therefore contrary to saved policy GP5 of the Leeds UDPR, to policy HDG2 of the SPD Householder Design Guide and to paragraphs 17, 56, 61 and 64 of the National Planning Policy Framework.

External alterations to re-locate 4No. AC units to rear and the additional of 2No. new AC units to rear Santander Provincial Building 42 Town Street Horsforth Leeds LS18 4AP

Ref. No: 17/04376/FU | Received: Tue 04 Jul 2017 | Validated: Wed 26 Jul 2017 | Status: Application Approved

First floor side extension

35 Victoria Crescent Horsforth Leeds LS18 4PT

Ref. No: 17/04571/FU | Received: Wed 12 Jul 2017 | Validated: Mon 31 Jul 2017 | Status: Application Approved

Raise roof height to form rooms in roof space with dormer window to side, roof lights to the other side and balcony to rear

4 Hall Park Close Horsforth Leeds LS18 5LS

Ref. No: 17/04672/FU | Received: Mon 17 Jul 2017 | Validated: Tue 01 Aug 2017 | Status: Application Approved

Two storey, single storey side/rear extension

38 Rawdon Road Horsforth Leeds LS18 5EW

Ref. No: 17/04803/FU | Received: Thu 20 Jul 2017 | Validated: Wed 16 Aug 2017 | Status: Application Approved

Raised ridge height and two rooflights to rear; new first floor window to side

35 Woodway Horsforth Leeds LS18 4HY

Ref. No: 17/04831/FU | Received: Fri 21 Jul 2017 | Validated: Mon 24 Jul 2017 | Status: Application Approved

Single storey rear extension; new render to existing elevations

35 Victoria Gardens Horsforth Leeds LS18 4PJ

Ref. No: 17/04938/FU | Received: Wed 26 Jul 2017 | Validated: Thu 27 Jul 2017 | Status: Application Approved

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Two storey single storey side and rear extensions

20 Wood Lane Horsforth Leeds LS18 4HH

Ref. No: 17/05045/FU | Received: Mon 31 Jul 2017 | Validated: Mon 31 Jul 2017 | Status: Application Approved

Retrospective application for replacement shopfront

64A Town Street Horsforth Leeds LS18 4AP

Ref. No: 17/05169/FU | Received: Wed 02 Aug 2017 | Validated: Wed 02 Aug 2017 | Status: Application Approved

Single storey side and rear extension

4 Bridge Wood View Horsforth Leeds LS18 5PE

Ref. No: 17/05199/FU | Received: Fri 04 Aug 2017 | Validated: Fri 04 Aug 2017 | Status: Application Approved

Single storey rear extension

9 - 11 Town Street Horsforth Leeds LS18 5LJ

Ref. No: 17/05209/FU | Received: Fri 04 Aug 2017 | Validated: Fri 04 Aug 2017 | Status: Application Approved

Dormer to rear and replacement velux window to front

17 Craggwood Road Horsforth Leeds LS18 4RW

Ref. No: 17/05264/FU | Received: Tue 08 Aug 2017 | Validated: Tue 08 Aug 2017 | Status: Application Withdrawn

Single storey side and rear extension; dormer to rear with juliet balcony

39 West End Lane Horsforth Leeds LS18 5JP

Ref. No: 17/05374/FU | Received: Fri 11 Aug 2017 | Validated: Fri 11 Aug 2017 | Status: Application Approved

Updated: 13 October 2017 11:20am

Minute PL&T/17.107

Comments on planning applications since the last meeting of the Committee

Application No.	Address/Location	Details	HTC PL&T Comments
17/05512/FU	Adj To 73 Sussex Avenue Horsforth Leeds LS18 5NN	Extension to form new dwelling with associated works	Horsforth Town Council neither supports nor objects to this application.
17/05879/FU	The Sycamores Brownberrie Lane Horsforth Leeds LS18 5SD	Addition of first floor to bungalow; two storey/single storey front and rear extensions and porch to front	Horsforth Town Council neither supports nor objects to this application.
17/06044/FU	25 Brownberrie Crescent Horsforth Leeds LS18 5PT	Single storey side/rear extension	Horsforth Town Council neither supports nor objects to this application. DOI: Cllr I Scott knows the applicant
17/06070/FU	10 Airedale Drive Horsforth Leeds LS18 5ED	Single storey rear extension with raised decked area	Horsforth Town Council neither supports nor objects to this application.
17/06123/FU	18 Rawdon Road Horsforth Leeds LS18 5DZ	Demolition of existing bungalow and erection of replacement dwelling together with alterations to existing garage.	Horsforth Town Council neither supports nor objects to this application.
17/06124/FU	20 Long Row Horsforth Leeds LS18 5AA	Change of use of from A1(Retail) to A4 (Drinking Establishments)	Objection. Horsforth Town Council is concerned regarding parking and supports the comments made by Highways. DOI: Cllr M Leech knows the applicant
17/06185/FU	166 Hall Lane Horsforth Leeds LS18 5EG	Two storey extension with balcony to front/side and porch to front	Horsforth Town Council neither supports nor objects to this application.
17/06310/FU	120 Newlathes Road Horsforth Leeds LS18 4SY	Single storey side and rear extensions	Horsforth Town Council neither supports nor objects to this application.
17/06340/FU	203 Broadway Horsforth Leeds LS18 4HL	Two storey and single storey rear extension, porch to front, widening of driveway access at front	Horsforth Town Council neither supports nor objects to this application.
17/06446/FU	30 Sussex Avenue Horsforth Leeds LS18 5NP	Dormer window to rear; part new cedar cladding and render to front and rear elevation	Horsforth Town Council neither supports nor objects to this application.
17/06516/FU	62 Victoria Walk Horsforth Leeds LS18 4PP	Part single and part two storey side and rear extension with addition of glazed lantern to flat roof at rear	Horsforth Town Council neither supports nor objects to this application.
LIST CLOSED 13 October 2017 11:37am			

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Licensing Applications

Temporary Event Notices

From 15 September 2017 – 13 October 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	07/10/2017 17:00	07/10/2017 23:59	Supply of Alcohol	29/09/2017	Late TEN - Accepted as applied for
TEN/02367/17	Parish Centre, St Margaret's Church, Church Lane, Horsforth, Leeds, LS18 5LA,	Mrs Eunice Jean Glover	27/10/2017 18:30	27/10/2017 23:00	Sale by Retail of Alcohol	12/10/2017	Normal TEN - Accepted as applied for

List updated 13 October 2017 at 11:42am

New Premises Licence Applications

Reference	PREM/00702/010
Application Type	Variation
Licence Type:	Premises Licence - Transfer
Status	Open for Consultation
Licence Holder	The Fleece (Leeds) Limited
Premises Name	Fleece Inn
Address	New Road Side Horsforth Leeds LS18 4DT
Issue Date	
Received Date	Mon 02 Oct 2017
Case Officer	Miss Charlotte Deighton

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List of key planning enforcement cases – 21 September 2017

Ward	Case No	Case Officer	Nature	Location	Date Received	Current Status
Horsforth	13/01139/NCP3	Mr Ullah	Compliance check	Grey Horse Inn Long Row Horsforth Leeds LS18 5AA	10/10/2013	A planning application has been approved with the new plans showing the car park layout and bin store. A letter has been sent to the owners advising them that this must be implemented as part of new extension. Site visit to be carried out to check if any progress.
Horsforth	14/00056/UHD3	Mr Rochford	Non-compliance with condition 4 of approval	Kitty Royd Underwood Drive Rawdon Leeds LS19 6LB	20/01/2014	An Enforcement Notice has been issued in regards to development has taken place pursuant to planning permission reference 14/01061/FU, dated 29 April 2014 for a single and two storey side extension but condition 4 of the planning permission has not been complied with; in that the development has been occupied without the demolition of the part constructed single storey rear extension. Condition 4 states: Before the approved extension is first occupied the single storey rear extension which has been part constructed shall be fully demolished and the garden area retained to its previous state. The owner has instructed an architect to provide details of the volume limits of the original property without outhouses and the new extension, with a view to removing the outhouse and retaining the rear extension and steps, which they wish to use as a patio and storage under, I have requested an application to consider this.
Horsforth	15/00020/UHD3	Mr Rochford	Without planning permission the unauthorised white upvc cladding of part of the exterior of a dwellinghouse.	14 Highfield Terrace Rawdon Leeds LS19 6DX	12/01/2015	Without planning permission the unauthorised white upvc cladding of part of the exterior of a dwellinghouse. Step 1 Remove the white upvc cladding from the elevation facing out at Over Lane. The requirements of the notice are to reinstate the cement render and repair any holes in the fabric of the building matching the render in texture and make good any holes to the stonework using a mortar and finish to match the texture and colour of the original stonework and Paint the cement render in an appropriate exterior cream or white paint. The owner has been ill as a result of Cancer and we gave some advice on an insulation product as a render. I asked the

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List of key planning enforcement cases – 21 September 2017

Ward	Case No	Case Officer	Nature	Location	Date Received	Current Status
						councils energy unit to see if they could assist and a quote has been provided to remedy the breach with a grant. Groundwork have been out to do the initial survey and have confirmed eligibility. A quote for the works from Better Homes Yorkshire and the energy unit are waiting for BHY to complete their contractual arrangements at present so that the work can go ahead, I still have no timescales.
Horsforth	15/01041/UHD3	Mr Ullah	Erection of wall exceeding one metre in height adjacent to a highway used by vehicular traffic	Eastfield Scotland Lane Horsforth Leeds LS18 5SE	21/10/2015	Following the refused planning application an enforcement notice was served which was appealed and dismissed by the planning inspectorate. The owner has started to reduced the wall to bring it in line with permitted development and works should be complete in a couple of weeks.
Horsforth	16/00756/UHD3	Mr Ullah	Installation of pellet storage boiler and solar panels	Throstle Nest Villa New Road Side Horsforth Leeds LS18 4LS	25/07/2016	Planning application for the biomass boiler is still under consideration and the enforcement case will be reviewed once that decision has been made.
Horsforth	16/00811/NCP3	Mr Ullah	Compliance check: hours of use, noise mitigation measures, lighting scheme	Horsforth Cricket & Football Club Brownberrie Lane Horsforth Leeds LS18 5SB	05/08/2016	No further complaints about the hours of use. The works to the car park are not yet complete and a letter has been sent to the cricket club to provide dates on when the car park is likely to be completed and also as to why there is a strip of land on the site which does not have its grass cut and is overgrown. May not be expedient to pursue as its such a small area.
Horsforth	17/00146/UHD3	Mr Ullah	Erection of raised platform and decking to rear	203 Hall Lane Horsforth Leeds LS18 5EG	21/02/2017	The revised planning application has now been approved and the screening and planting has been installed as per the approved plans and there is no longer a breach taking place. Case to be closed
Horsforth	17/00281/NCP3	Mr Rochford	Compliance check: extensions to abattoir under 11/00414/FU, 12/03599/FU and 13/00841/FU	Low Green Farm 40 Leeds Road Rawdon Leeds LS19 6NU	29/03/2017	The original extension and part of the unauthorised development was approved under application 09/05472/FU Part two storey, part single storey extension for carcass chiller, storage and dispatch building and retrospective application for single storey chiller room. This application was revised under our reference 11/00414/FU Change of use of storage barn to

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List of key planning enforcement cases – 21 September 2017

Ward	Case No	Case Officer	Nature	Location	Date Received	Current Status
						offices/toilets and extensions to abattoir. A further application was approved 12/03599/FU refrigerated chiller extension with car parking area and landscaping. I have visited the site and confirm it is being built in accordance with the above plans and the original building roof has slightly caved in and has no insulation. To comply with modern building regulations it will be replaced and will be the same height as the other new building that has already been built and as such will be the same as the new extension to the South of the premises, which is being constructed at present. The new extension to the South of the site will match the height of the recently erected building and complies with the above permissions. A further visit is required.
Horsforth	17/00767/UTW1	Mr Ullah	Unauthorised removal of trees	Land At Low Hall Road Horsforth Leeds LS18	10/08/2017	The site has been visited and discussed the concerns with the site manager I found that tree T14 was shown on the approved plans as "to be removed" and trees T13, T15 and T16 are outside of the development site and on the land adjacent owned by somebody else. As the land is not within a Conservation area and none of the trees are protected consent would not be required to remove the trees.

Insert