



Horsforth Town Council

Planning, Licensing & Traffic Committee Minutes Thursday 14 December 2017 at 7pm.

Present: In Chair - Cllr A Radford.

Cllr M Boyes, Cllr C Calvert, Cllr R Hardcastle, Cllr M Holmes, Cllr M Hughes and Cllr I Scott

In attendance: J Sou – Clerk; one member of the public

PL&T/17.141 To receive apologies for absence and to consider the reason for the absence
RESOLVED that the apologies and reasons for absence from Cllr M Leech be accepted.

PL&T/17.142 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.

Declaration of non-pecuniary interest:

Cllr M Hughes – Item 6, ref: 17/06842/FU – consulted by a next door neighbour to the property.

PL&T/17.143 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/17.144 Minutes of the previous meetings

The Committee was asked to approve the minutes of the meeting held on Thursday 16 November 2017.

RESOLVED that the minutes of the meeting held on Thursday 16 November 2017 are a true record.

PL&T/17.145 Leeds City Council Planning Decisions

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

Signed Dated

PL&T/17.146 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/17.147 Planning Appeals & Planning Appeal Decisions

17.147.1. To consider planning appeals received.

Members **noted** the following planning appeal which was to be dealt with by way of the fast-track written representations procedure with no further comments accepted:

APP/N4720/Z/17/3186834 – Broadway Service Station, Broadway, Horsforth, Leeds LS18 4DY (LCC reference: 103394; planning ref: 17/04293/ADV)

17.147.2. To note planning appeal decisions.

No planning appeal decisions to report.

PL&T/17.148 Licensing Applications

To consider applications received since last meeting.

List attached. **Noted.**

PL&T/17.149 Traffic

17.149.1. To consider traffic complaints.

None received.

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

No new or updated traffic schemes reported from Leeds City Council.

PL&T/17.150 Kirkstall Forge Liaison Group

17.150.1. To note invitation issued to representative from Kirkstall Forge to attend a meeting of the Committee.

To consider attending proposed liaison group meeting in January 2018 (date not yet known).

A representative from Kirkstall Forge had not been available to attend the December or January Committee meetings.

It was **agreed** to continue to extend an invitation to a representative from Kirkstall Forge to attend a meeting of the Committee.

ACTION: the Clerk.

Cllr M Hughes volunteered to represent the Council at the liaison group meeting in January 2018. The date will be advised to all members of the Committee when known.

17.150.2. To receive and note updates.

There had been no meeting of the group.

Signed Dated

PL&T/17.151 Leeds Bradford Airport LBA)

17.151.1. To receive and note updates from the LBA Consultative Committee (LBACC).

Members **noted** a report and papers from Cllr I Scott on a meeting of the LBACC held earlier in the day covering the following:

- Improvements and developments to date – including to the frontage and walkway
- Support from LBA for the proposed railway station
- Charges for dropping off/picking up
- Anticipated passenger numbers – 4 million in the coming year

Papers attached.

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

Noted.

PL&T/17.152 Report from Local Residents Associations

To receive and note updates.

No updates received.

PL&T/17.153 Report and Recommendations from Neighbourhood Plan Working Group (NPWG)

17.153.1. There had been no meeting of the NPWG.

Members **noted** a verbal report from Cllr M Hughes. He is to meet with the Planning Consultant to plan the next steps. There have been difficulties in obtaining responses from Leeds City Council Asset Management.

17.153.2. To note the next meeting date: No meeting date has been set.

Noted.

PL&T/17.154 Leeds City Council Core Strategy and Site Allocations Plan

17.154.1. Briefing session for local groups on Leeds Local Plan: 19 December 2017 – to consider sending representative.

Cllr M Hughes will represent the Council at the briefing session on 19 December 2017.

Members noted a report that Cllr D Collins was hoping to arrange a similar briefing session to Rawdon Parish Council for a date next year that would be open to Horsforth Town Council members to attend.

17.154.2. To consider the site allocations in the LS18 postcode area.

Members **noted** a verbal report from Cllr M Hughes regarding the following:

- The possibility of the housing target of 70,000 reducing in the Core Strategy Selective Review

Signed Dated

- The implications for the Site Allocations Plan which was based on the target of 70,000 (any reductions made to the housing target in the Core Strategy would not be effective in time for the Site Allocations Plan which was now at the hearing stage)
- Proposals by Leeds City Council to introduce “broad locations” which may offer protection to green belt land included within these “broad locations” in the event of a lowered housing target. Strawberry Fields in Horsforth would be included as a “broad location”.

Summary of report from Cllr M Hughes attached

PL&T/17.155 To note the current list of key planning enforcement cases

Details in the agenda pack.

Noted.

Cllr M Hughes reported that the Civic Society had challenged alterations to the front of Manetti’s on Town Street in the form of the new timber structures but that the Planning Enforcement Officer had advised that there were no grounds for enforcement.

PL&T/17.156 Community Infrastructure Levy

No further information received.

PL&T/17.157 Committee budget and expenditure

To consider Committee budget and expenditure.

Considered at Committee on 16 November 2017 – recommendation to be made to Finance and General Purposes Committee to set a budget £1000 for 2018-19 for Planning, Licensing and Traffic Committee.

PL&T/17.158 Items for future agenda

Speed indicator device

Cold Calling Control Zones – to check whether responsibility has been allocated to this Committee.

PL&T/17.159 Date of the next meeting

The date of the next meeting is 22 February 2018.

Noted.

The meeting closed at 8:27pm

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

Partial demolition of existing buildings, conversion of existing office buildings to create 12No. residential apartments; erection of 10 new dwellings (total of 22No. dwellings) with associated landscaping and parking

Clarence Road Horsforth Leeds LS18 4LB

Ref. No: 15/07633/FU | Received: Mon 04 Jan 2016 | Validated: Tue 19 Jan 2016 | Status: Application Withdrawn

Demolish extensions, shed and garages at Low Wood and Four Gables; erection of eight dwellings with associated landscaping and parking

Clarence Road Horsforth Leeds LS18 4LB

Ref. No: 17/03692/FU | Received: Wed 07 Jun 2017 | Validated: Fri 16 Jun 2017 | Status: Application Approved

Part two storey part single storey front extension

28 North Broadgate Lane Horsforth Leeds LS18 4AB

Ref. No: 17/05043/FU | Received: Mon 31 Jul 2017 | Validated: Mon 31 Jul 2017 | Status: Application Approved

HTC PL&T: Objection.

The materials are not in keeping with the conservation area.

Extract from Planning Officer's report:

Horsforth Town Council raised objections due to the proposed materials.

The plans have now been revised due to concerns about the visual appearance of what was proposed. Originally the proposed extension was to be a largely glazed structure and it was considered that this would not have been in keeping with the host property or the character and appearance of the conservation area. The proposal is now for a stone built extension, which is of a much more traditional design. The design and use of materials is therefore considered to be compatible with the conservation area designation and it will now preserve

Extract from LCC Planning Decision:

Full planning permission granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:-

3) The external walling and roofing materials shall match those existing. In the interests of visual amenity.

4) All new stonework shall be constructed in natural stone to match the existing building in stone type, colour, face dressing, coursing, bed depth and colour and detail of jointing material. In the interests of visual amenity and to ensure that the stonework matches the existing.

Extension to form new dwelling with associated works

Adj To 73 Sussex Avenue Horsforth Leeds LS18 5NN

Ref. No: 17/05512/FU | Received: Thu 17 Aug 2017 | Validated: Mon 18 Sep 2017 | Status: Application Approved

Addition of first floor to bungalow; two storey/single storey front and rear extensions and porch to front

The Sycamores Brownberrie Lane Horsforth Leeds LS18 5SD

Ref. No: 17/05879/FU | Received: Wed 06 Sep 2017 | Validated: Thu 14 Sep 2017 | Status: Application Approved

Single storey rear extension with raised decked area

10 Airedale Drive Horsforth Leeds LS18 5ED

Ref. No: 17/06070/FU | Received: Thu 14 Sep 2017 | Validated: Fri 15 Sep 2017 | Status: Application Approved

Minute PL&T/17.145
Leeds City Council Planning Decisions

Change of use of from A1(Retail) to A4 (Drinking Establishments)

20 Long Row Horsforth Leeds LS18 5AA

Ref. No: 17/06124/FU | Received: Mon 18 Sep 2017 | Validated: Wed 20 Sep 2017 | Status: Application Approved

HTC PL&T: Objection (19 Oct 2017).

Horsforth Town Council is concerned regarding parking and supports the comments made by Highways (on 5 October 2017).

Highways - further comments (27 Oct 2017)

The parking survey submitted with the application sets out 'spare capacity' of on street parking in the vicinity of the site and shows that space for on street parking is in high demand through the lunchtime period. However, on street parking requirements lighten through the evening and the peak hours of the business will be outside the existing peaks. Car parking requirements of the business are also expected to be light. Considering the restriction to the hours of opening and the information provided it would be difficult to justify a highway objection on parking grounds.

Extract from LCC Planning Decision:

Full planning permission granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:-

3) The proposed opening hours shall be Monday to Thursday 1600 to 2300 hours, Fridays 1600 to 0000 hours, Saturdays 1200 to 0000 hours, Sundays and Bank Holidays 1200 to 2300 hours and at no other times in the interests of highway safety and residential amenity

Two storey extension with balcony to front/side and porch to front

166 Hall Lane Horsforth Leeds LS18 5EG

Ref. No: 17/06185/FU | Received: Wed 20 Sep 2017 | Validated: Wed 20 Sep 2017 | Status: Application Approved

Certificate of Proposed Lawful Development for a single storey rear extension.

6 Melrose Place Horsforth Leeds LS18 4BY

Ref. No: 17/06289/CLP | Received: Mon 25 Sep 2017 | Validated: Mon 25 Sep 2017 | Status: Application Approved

Single storey side and rear extensions and porch to front

120 Newlaithes Road Horsforth Leeds LS18 4SY

Ref. No: 17/06310/FU | Received: Mon 25 Sep 2017 | Validated: Mon 25 Sep 2017 | Status: Application Approved

Two storey and single storey rear extension, porch to front, widening of driveway access at front

203 Broadway Horsforth Leeds LS18 4HL

Ref. No: 17/06340/FU | Received: Tue 26 Sep 2017 | Validated: Tue 26 Sep 2017 | Status: Application Approved

Dormer window to rear; part new cedar cladding and render to front and rear elevation

30 Sussex Avenue Horsforth Leeds LS18 5NP

Ref. No: 17/06446/FU | Received: Mon 02 Oct 2017 | Validated: Thu 05 Oct 2017 | Status: Application Withdrawn

Part single and part two storey side and rear extension with addition of glazed lantern to flat roof at rear

62 Victoria Walk Horsforth Leeds LS18 4PP

Ref. No: 17/06516/FU | Received: Wed 04 Oct 2017 | Validated: Thu 12 Oct 2017 | Status: Application Approved

Updated: 8 December 2017 at 11:48am

Minute PL&T/17.146

Comments on planning applications since the last meeting of the Committee

Application No.	Address/Location	Details	HTC PL&T Committee Comments
17/06842/FU	53 West End Rise Horsforth LS18 5JL	Change of use of rear land to domestic garden	Objection. Horsforth Town Council is not aware whether the site of the proposed development is on green belt land but would be concerned at the loss of green belt. Alternatively, the Town Council is concerned at the encroachment into agricultural green space. DOI: MGH has been consulted by a neighbour
17/07032/LI	Station House Station Road Horsforth Leeds LS18 5NL	Listed Building application for internal alterations	Horsforth Town Council neither supports nor objects to this application.
17/07299/FU	Flat 17 Alexandra Road Horsforth Leeds LS18 4HE	Alterations to roof to form rooms in roof space	Horsforth Town Council neither supports nor objects to this application.
17/07337/FU	16 Montfort Close Horsforth Leeds LS18 5SX	Single storey side/rear extension and dormer window to side	Horsforth Town Council neither supports nor objects to this application.
17/07496/FU	16 Beech Avenue Horsforth Leeds LS18 4PA	Two Storey Rear Extension with juliet balcony and alterations and pitched roof to existing side elevation	Horsforth Town Council neither supports nor objects to this application.
17/07505/FU	Hopewell North Road Horsforth Leeds LS18 5HG	Alterations and extensions to house with juliet balcony to rear and outbuilding to rear	Horsforth Town Council neither supports nor objects to this application.
17/07606/ADV	Toby Carvery Fink Hill Horsforth LS18 4DH	Eight illuminated signs	Horsforth Town Council neither supports nor objects to this application.
17/07657/FU	39 Outwood Lane Horsforth Leeds LS18 4JB	Single Storey rear extension	Horsforth Town Council neither supports nor objects to this application.
17/07724/FU	111 Broadgate Walk Horsforth Leeds LS18 4EZ	Two storey and single storey side/rear extension; extend driveway to front	Horsforth Town Council neither supports nor objects to this application.
17/07777/FU	27 Newlay Wood Crescent Horsforth Leeds LS18 4LW	Conservatory including steps with balustrade above to rear	Horsforth Town Council neither supports nor objects to this application.

Minute PL&T/17.146

Comments on planning applications since the last meeting of the Committee

Application No.	Address/Location	Details	HTC PL&T Committee Comments
17/07812/FU	34 - 36 Fink Hill Horsforth Leeds LS18 4DH	Single storey rear extension; dormer to rear	Horsforth Town Council neither supports nor objects to this application.
LIST CLOSED 8 December 2017 at 11:58am			

**Minute PL&T/17.148
Licensing Applications**

Temporary Event Notices

TENS From 13 November 2017 – 8 December 2017							
Reference	Address	Notifier	Start date and time	End date and time	Activities	Last date for representations	Notice Type
TEN/00332/17	St Margarets C Of E Primary School, Town Street, Horsforth, Leeds, LS18 5LB,	Ms Jennifer Lewis	02/12/2017 10:00	02/12/2017 14:00	Sale by Retail of Alcohol	15/11/2017	Normal TEN - Accepted as applied for
TEN/02367/17	Parish Centre , St Margarets Church, Church Lane, Horsforth, Leeds, LS18 5LA	Mrs Eunice Jean Glover	25/11/2017 18:30	25/11/2017 23:00	Sale by Retail of Alcohol	17/11/2017	Late TEN - Accepted as applied for
TEN/01619/17	West End Primary School, West End Lane, Horsforth, Leeds, LS18 5JP	Mrs Samantha Lowe	02/12/2017 11:00	02/12/2017 13:00	Sale by Retail of Alcohol	22/11/2017	Normal TEN - Accepted as applied for
TEN/01620/17	Newlathes Primary School, Victoria Crescent, Horsforth, Leeds, LS18 4PT	Mr James Cowell	02/12/2017 12:00	02/12/2017 15:00	Sale by Retail of Alcohol	22/11/2017	Normal TEN - Accepted as applied for
TEN/00285/17	Featherbank Primary School, Featherbank Avenue, Horsforth, Leeds, LS18 4QR	Sarah Joseph	02/12/2017 14:00	02/12/2017 14:00	Sale by Retail of Alcohol	28/11/2017	Late TEN - Accepted as applied for
TEN/02142/17	Horsforth Golf Club, Layton Rise, Horsforth, Leeds, LS18 5EX,	Mr Simon Lax	12/12/2017 19:00	13/12/2017 02:00	Sale by Retail of Alcohol	01/12/2017	Late TEN - Accepted as applied for
TEN/02530/17	The Hop Shack, 135 New Road Side, Horsforth, Leeds, LS18 4QD,	Miss Elizabeth Johnson	31/12/2017 23:00	01/01/2018 01:00	Sale by Retail of Alcohol	07/12/2017	Normal TEN - Accepted as applied for
TEN/00775/17	Sandbar, 15 Town Street, Horsforth, Leeds, LS18 5LJ	Mr Kieran Lownds	24/12/2017 23:00	25/12/2017 01:30	Sale by Retail of Alcohol Supply of Alcohol Provision of Late Night Refreshment	08/12/2017	Normal TEN - Accepted as applied for

**Minute PL&T/17.148
Licensing Applications**

TENS From 13 November 2017 – 8 December 2017							
Reference	Address	Notifier	Start date and time	End date and time	Activities	Last date for representations	Notice Type
TEN/00775/18	Sandbar, 15 Town Street, Horsforth, Leeds, LS18 5LJ	Mr Kieran Lownds	31/12/2017 00:00	01/01/2018 01:30	Sale by Retail of Alcohol Supply of Alcohol Provision of Late Night Refreshment	08/12/2017	Normal TEN - Accepted as applied for
TEN/00917/17	Mavs1 Ltd, 62 Town Street, Horsforth, Leeds, LS18 4AP	Mr Samuel Baker	30/12/2017 01:00	31/12/2017 04:00	Sale by Retail of Alcohol Provision of Late Night Refreshment	07/12/2017	Normal TEN - Accepted as applied for
TEN/00917/17	Mavs1 Ltd, 62 Town Street, Horsforth, Leeds, LS18 4AP	Mr Samuel Baker	16/12/2017 01:00	17/12/2017 04:00	Sale by Retail of Alcohol Provision of Late Night Refreshment	07/12/2017	Late TEN - Accepted as applied for
TEN/00917/17	Mavs1 Ltd, 62 Town Street, Horsforth, Leeds, LS18 4AP	Mr Samuel Baker	23/12/2017 01:00	27/12/2017 04:00	Provision of Late Night Refreshment Sale by Retail of Alcohol	07/12/2017	Normal TEN - Accepted as applied for

List updated 8 December 2017 at 12:04pm

Premises Licences

November – December 2017							
Ref	Premises Name	Address	Licence Holder	Application Type	Description of Application	Last date for representations	Case Officer
PREM/04105/001	The Beerhouse	20 Long Row, Horsforth, Leeds, LS18 5AA	Horsforth Investments Ltd	New application	This is an application for a new premises licence trading as an ale house. They have applied for the following activities: Sale by retail of alcohol & Recorded Music Sun - Thurs 10:00 - 23:00 and Fri & Sat 10:00 - 00:00. Non-Standard Timings:- New Year's Eve - From the end of permitted on New Year's Eve to start of permitted hours on New Year's Day.	15/12/2017	Miss Charlotte Deighton (tel:0113 247 4095)

List updated 8 December 2017 12:04pm

Minute PL&T/17.151.1
Leeds Bradford Airport Consultative Committee



Consultative Committee

Chairman: Michael Goodwin
c/o Business Administration Team | Leeds Bradford Airport
Leeds | West Yorkshire | LS19 7TU
Tel 0113 288 2288
Fax 0113 250 5426

Route Development

ITEM 04

Since the last Consultative Committee meeting, you will have seen that Monarch Airlines ceased trading at the beginning of October.

As a consequence of the Monarch Airlines failure, Jet2.com have decided to swap a planned Boeing 737-800 for a larger Boeing 757-200 for Summer '18. The aircraft is being leased from Titan Airways and will be based at Leeds Bradford between late-May and late-September. In total they have added c40k seats above what they originally planned for Summer '18. Their recently announced Winter '18-9 programme suggests an extra 100k seats have been placed on sale for this season but we await confirmation of the detail.

Also following directly from the Monarch's failure, Thomas Cook have announced they are basing an Airbus A320 aircraft for Summer '18, flying twelve weekly flights to seven destinations including the return of flights to Tunisia.

Thomson, who will now be referred to as TUI, have replaced further lost Monarch capacity by adding two weekly flights with Dalaman and Malaga now featuring in their Summer '18 programme.

We are still awaiting confirmation as to whether Ryanair will add any peak capacity next summer. Their recent pilot problems mean they are being more cautious than usual about peak season capacity deployment.

Overall, we believe that about 75% of the lost Monarch capacity for next summer has been replaced at the present time.

Consultative Committee

Chairman: Michael Goodwin
c/o Business Administration Team | Leeds Bradford Airport
Leeds | West Yorkshire | LS19 7TU
Tel 0871 288 2338
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COMPARISON OF TERMINAL PASSENGER NUMBERS FOR THE FINANCIAL YEARS 2017/18 & 2016/17
(NOT INCLUDING TRANSIT PASSENGERS)

Calendar Month	2017/18				2016/17				2017/18 % of 2016/17				
	Domestic Scheduled	Foreign Scheduled	Inclusive Tours	General Charters	Domestic Scheduled	Foreign Scheduled	Inclusive Tours	General Charters	Domestic Scheduled	Foreign Scheduled	Inclusive Tours	General Charters	TOTAL
April	In 16,213	144,184	705	251	16,285	122,353	802	257	14,51%	20,28%	-23,53%	26,50%	19,36%
Out	17,444	149,220	633	212	14,845	121,584	849	109	14,91%	15,04%	2,66%	-33,44%	14,26%
May	In 18,267	162,687	6,090	416	15,802	141,403	6,159	424	14,06%	13,97%	5,79%	136,46%	13,76%
Out	18,846	162,915	8,956	382	16,340	159,018	8,497	790	8,86%	15,17%	-10,96%	38,02%	13,46%
June	In 20,200	198,322	9,695	630	17,987	173,908	9,303	246	10,61%	16,42%	-4,42%	160,71%	15,11%
Out	20,066	199,502	9,406	479	17,416	175,153	8,726	223	6,82%	14,66%	-4,46%	207,10%	13,18%
July	In 19,485	213,263	9,263	1,096	17,848	185,632	10,490	808	0,99%	5,51%	-14,27%	1137,96%	5,49%
Out	20,800	228,352	9,764	1,073	18,952	197,825	10,895	765	0,14%	9,73%	-10,90%	122,22%	3,01%
August	In 22,246	231,299	10,297	753	19,941	197,951	10,527	373	8,73%	14,15%	-4,66%	133,67%	13,00%
Out	21,678	227,708	9,659	666	19,953	196,267	10,550	193	100,00%	100,00%	100,00%	100,00%	100,00%
September	In 22,433	207,398	9,616	642	20,662	183,048	10,222	206	9,89%	86,05%	3,88%	0,18%	100,00%
Out	19,575	194,874	9,200	482	18,664	167,719	8,478	160	9,89%	86,05%	3,88%	0,18%	100,00%
October	In 17,583	160,660	6,744	4,221	17,404	153,959	7,662	265	9,89%	86,05%	3,88%	0,18%	100,00%
Out	17,385	146,987	4,826	310	17,222	137,600	5,636	101	9,89%	86,05%	3,88%	0,18%	100,00%
November	In 17,775	91,125	667	219	17,803	83,621	630	140	9,89%	86,05%	3,88%	0,18%	100,00%
Out	17,378	64,478	654	361	17,301	76,413	675	121	9,89%	86,05%	3,88%	0,18%	100,00%
Annual Totals YTD	In 389,167	2,823,045	106,375	12,205	294,335	2,473,644	111,601	5,161	9,89%	86,05%	3,88%	0,18%	100,00%
Total %	9,51%	86,64%	3,27%	0,38%	9,89%	86,05%	3,88%	0,18%	100,00%	100,00%	100,00%	100,00%	100,00%

Leeds Bradford Airport

Consultative Committee
14 December 2017

**LEEDS BRADFORD INTERNATIONAL AIRPORT
AIRCRAFT FLIGHT TRACK AND NOISE MONITORING SYSTEM
SUMMARY OF RESULTS - MAY TO OCTOBER 2017**

Month	Departures Runway 32						Departures Runway 14						Arrivals Runway 32		
	Number of Jet Departures	Number Exceeding T.N.L.	Percentage Exceedance	Number Outside N.P.R	Percentage Off-Routs	Number of Jet Departures	Number Exceeding T.N.L.	Percentage Exceedance	Number Outside N.P.R	Percentage Off-Routs	Number of Jet Arrivals	Number Exceeding T.N.L.	Percentage Exceedance		
May	776	0	0.00%	16	2.05%	546	0	0%	2	0.37%	760	2	0.26%		
June	1057	0	0.00%	17	1.61%	353	0	0%	1	0.28%	1053	6	0.55%		
July	1185	0	0.00%	21	1.76%	357	0	0%	4	1.12%	1227	3	0.24%		
August	1249	1	0.08%	36	2.88%	298	0	0%	8	2.68%	1260	2	0.16%		
September	904	1	0.11%	33	3.65%	517	0	0%	1	0.19%	958	0	0.00%		
October	881	0	0.00%	51	5.78%	201	0	0%	2	1.00%	963	0	0.00%		
Totals	6363	2	0.03%	174	2.67%	2272	0	0%	18	0.75%	6269	13	0.21%		

Minute PL&T/17.154.2
Leeds City Council Core Strategy and Site Allocations Plan
Summary of Report from Cllr M Hughes

Leeds Development Plans Panel (DPP) met on 21/11/2017. At the moment, the housing target in the Core Strategy Review remains unchanged at 70,000 houses.

Further studies by LCC under the Strategic Housing Market Assessment (SHMA) had begun to suggest a more appropriate total of 55,000 and, using a different method, the Department for Communities and Local Government (DCLG) arrived at a figure of 42,000 excluding 'ambition'.

In October, Leeds decided that the Strategic Allocation Plan (SAP) hearing should hear only the first part of the SAP, dealing with Retail, Employment, Green Spaces and Travellers, with no discussion of housing or green belt. There will be no Inspector report produced separately on this.

Further work on the SHMA produced a range of assessed housing need of between 52,000 and 60,000 dwellings. The Regional Economic Model methodology produced a figure of 52,000 including 'ambition', where the outcome is adjusted to account for Leeds' growth.

DPP agreed this, and has sent this up to Executive Board for consideration on 13/12/2017, to move this finally to Full Council on 16/01/2018. If all is accepted, Core Strategy Selective Review, which included the plan period changing to 2017 – 2033, should come up for public consultation during February 2018.

Part 2 of the SAP hearing to deal with housing and the green belt is due in July 2018 with 70,000 houses (unchanged) as the requirement, as the Core Strategy Review is unlikely to have been submitted for inspection by then. A Site Allocations Plan is needed for Leeds to ensure planning is planned, rather than appeal led. Whilst a plan is at hearing stage a moratorium is placed on planning applications that try to circumvent the plan.

To get out of the problem of allocating too much green belt land, based on the 70,000-dwelling target, Leeds intends to introduce "broad locations" (BLs) and about half of the green belt land (33 sites, including Strawberry Fields) will be allocated to this. BLs are specific sites that are "on the shelf" as possibly required for housing after 2022/2023. But key to this is that these sites remain green belt. With a lowered housing target of 52,000, less green belt should be needed, and it is hoped that these sites will then not be required after 2022/23.

Exceptional circumstances for the removal of the proposed green belt are still weak, based on quantum (meeting a housing need) and fairness (even reduction of the housing target in each of the housing character areas). Each change to the SAP must be reviewed and subjected to a public six-week consultation period, and it may not be possible to complete the review for the whole of Leeds before the July SAP part 2 hearing date. Hence the decision to go with the existing SAP and the existing housing target of 70,000.

The barrister engaged by Yorkshire Greenspace Alliance (YGA) (supported by the grant from HTC) had made a valuable contribution by being able to address the SAP Inspectors on points of law during the pre-hearing submission phase of the SAP hearing. YGA had written to Alok Sharma, Minister for Housing, Sajid Javid, Secretary of State for Communities and Local Government, and DCLG directly, setting out the arguments for reviewing the proposed housing targets. It is these interventions that may have resulted in Leeds' change of heart over the housing target and green belt use.

Cllr M Hughes
December 2017