



## Horsforth Town Council

### Planning, Licensing & Traffic Committee Minutes Thursday 24 January 2019 at 7pm.

**Present: In Chair** - Cllr A Radford.

Cllr M Boyes, Cllr C Calvert, Cllr J Garvani, Cllr M Holmes, Cllr I Scott

**In attendance:** P Fearon - Admin

**PL&T/18.141 To receive apologies for absence and to consider the reason for the absence**  
**RESOLVED** that the apologies and reasons for absence from Cllrs S Dowling, R Hardcastle, M Hughes and M Leech be accepted.

**PL&T/18.142 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:

- Item 6, ref: 18/07794/FU - Cllr M Holmes declared he is a neighbour of the applicant.
- Item 6, ref: 19/00065/FU - Cllr I Scott declared he knows the applicant.

**PL&T/18.143 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 members of the public present.

**PL&T/18.144 Minutes of the previous meetings**  
The Committee was asked to approve the minutes of the meeting held on Thursday 13 December 2018.  
**RESOLVED** that the minutes of the meeting held on Thursday 13 December 2018 were approved subject to the following amendment to minute 18.129.3, with the addition of; 'ACTION: The Clerk will write to Cllr Dawn Collins to clarify this decision'. The minute will read as follows:

**Minute 18.129.3**

Email received from Cllr Dawn Collins regarding data information.

**RESOLVED: Members will not release any information or data from the SID's belonging to Leeds City Council. ACTION: The Clerk will write to Cllr Dawn Collins to clarify this decision.**

Signed ..... Dated .....

**PL&T/18.145 Leeds City Council Planning Decisions**

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

**PL&T/18.146 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/18.147 Planning Appeals & Planning Appeal Decisions**

**18.147.1.** To consider planning appeals received.  
**None received.**

**18.147.2.** To note planning appeal decisions.  
- 75 Broadgate Lane, Horsforth, Leeds, LS18 5AB. **Noted.**  
- 36 Church Avenue, Horsforth, Leeds, LS18 5LD. **Noted.**

**PL&T/18.148 Licensing Applications**

To consider applications received since last meeting.  
**Noted.**

**PL&T/18.149 Traffic**

**18.149.1.** To consider traffic complaints.  
Members would like it **noted** that they are concerned about the high level of speeding on Low Lane which is not in the vicinity of the SID.

**18.149.2.** To consider new and updated traffic schemes and to agree any necessary action.  
**None received.**

**18.149.3.** Speed Indicator Devise (SID).  
**No data received.**

**PL&T/18.150 Kirkstall Forge Liaison Group**

To receive and note updates.  
**None received.**

**PL&T/18.151 Woodside Quarries Development**

To receive and note updates.  
**None received.**

**PL&T/18.152 Leeds Bradford Airport LBA)**

**18.152.1.** To receive and note updates from the LBA Consultative Committee.  
**None received.**

**18.152.2.** To receive and note updates regarding the LBA Link Road.  
**None received.**

**PL&T/18.153 Report from Local Residents Associations**

To receive and note updates.  
**None received.**

Signed ..... Dated .....

**PL&T/18.154 Report and Recommendations from Neighbourhood Plan Working Group (NPWG)**

**18.154.1.** To receive and note reports/minutes from the NPWG and to consider recommendations

Minutes of the Neighbourhood Plan Working Group (22 January 2018) distributed to members at the meeting. **Noted.**

**18.154.2.** To note the next meeting date:  
**18 February 2019.**

**PL&T/18.155 Site Allocations**

To consider the site allocations in the LS18 postcode area.

- A late report was received from Leeds City Council 'Site Allocation Plan – Proposed Submission Document Modifications'. **See attached.**
- Cllr M Hughes submitted a late report 'Update on the Leeds City Council Forward Planning Situation'. **Noted.**
- Members will discuss these reports in more detail at the next Planning meeting as the consultation period ends on **Monday 4 March 2019.**

**PL&T/18.156 Planning Enforcement.**

To note the current list of key planning enforcement cases  
**None received.**

**PL&T/18.157 Community Infrastructure Levy**

To consider and note information on the community infrastructure levy.  
**None received.**

**PL&T/18.158 Matters for information**

To note the following, including:

To consider Information previously circulated to members, including consultation documents.

**None circulated.**

Matters raised by members of the public.

**None received.**

**PL&T/18.159 Items for future agenda**

- Look in detail at the report received from Leeds City Council 'Site Allocation Plan – Proposed Submission Document Modifications'.
- To chase up the proposed visit by ID Planning regarding the Woodside Quarries development.

**PL&T/18.160 Date of the next meeting**

The date of the next meeting is 21 February 2019.

**Noted.**

The meeting closed at 8.30pm

*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  
24 January 2019**

<b>Application No.</b>	<b>Address/Location</b>	<b>Details</b>	<b>HTC PL&amp;T Committee Comments</b>
<a href="#">18/07357/FU</a>	Clarence Road Horsforth Leeds LS18 4LB	<b>Revised</b> plans for nine new dwellings with parking and associated landscaping	Horsforth Town Council neither supports nor objects to this application.
<a href="#">18/07571/FU</a>	21 Outwood Walk Horsforth Leeds LS18 4JG	Two storey side extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">18/07611/FU</a>	24 West End Grove Horsforth Leeds LS18 5JJ	Alterations including single storey rear extension; first floor side extension; canopy to front	Horsforth Town Council neither supports nor objects to this application.
<a href="#">18/07654/FU</a>	111 Southway Horsforth Leeds LS18 5RW	Extension to front	Horsforth Town Council neither supports nor objects to this application.
<a href="#">18/07655/FU</a>	22 Rawdon Road Horsforth Leeds LS18 5EW	Demolition of existing garage and single storey side/rear extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">18/07712/FU</a>	Whitby Hall Leeds Trinity University College Brownberrie Lane Horsforth Leeds LS18 5HD	Retrospective application for an external flue on the south elevation of Whitby Hall	Horsforth Town Council neither supports nor objects to this application.
<a href="#">18/07765/FU</a>	118 - 120 New Road Side Horsforth Leeds LS18 4QB	Change of use from shop (A1) to clinic (D1)	Horsforth Town Council considers that the parking provision is insufficient for the proposed site.

Signed ..... Dated .....

<a href="#">18/07794/FU</a>	14 Stanhope Avenue Horsforth Leeds LS18 5AR	Single storey side and rear extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">18/07804/FU</a>	133 Town Street Horsforth Leeds LS18 5BL	Demolition of existing rear extension and construction of two storey rear extension; small porch to front elevation	Horsforth Town Council considers that the proposed plans are not in keeping with the Conservation Area status.
<a href="#">18/07877/FU</a>	Flat 1 Enterprise House 249 Low Lane Horsforth Leeds LS18 5QL	Installation of new window to first floor side	Horsforth Town Council neither supports nor objects to this application.
<a href="#">18/07886/FU</a>	91 Southway Horsforth Leeds LS18 5RW	Replacement Roof finish and Rooflight to rear part of extension, insertion of window to rear	Horsforth Town Council neither supports nor objects to this application.
<a href="#">19/00002/FU</a>	87 Hall Park Avenue Horsforth Leeds LS18 5LU	Alterations including first floor side extension; first floor juliet balcony to rear and raised patio area to rear	Horsforth Town Council neither supports nor objects to this application.
<a href="#">19/00042/FU</a>	84 Bachelor Lane Horsforth Leeds LS18 5NF	Alterations including widening of existing the vehicular/pedestrian access to rear and enlargement of existing gate to rear	Horsforth Town Council neither supports nor objects to this application.
<a href="#">19/00065/FU</a>	10 St Margarets Road Horsforth Leeds LS18 5BD	Single storey side extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">19/00085/FU</a>	122 Stanhope Drive Horsforth Leeds LS18 4EU	Boundary wall/fence to front and side	Horsforth Town Council neither supports nor objects to this application.
<a href="#">19/00089/FU</a>	Clare House Scotland Lane Horsforth Leeds LS18 5SE	Single storey rear extension; insertion of window to first floor side	<b>Awaiting a reply from Planning re obscured glass query.</b>

Signed ..... Dated .....

## Site Allocations Plan - Proposed Submission Document Modifications Email from Leeds City Council

### Statement of Representations Procedure

#### Planning and Compulsory Act 2004

#### Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012

On 5th May 2017 Leeds City Council (the Council) submitted the Leeds Site Allocations Plan (SAP) to the Secretary of State for Communities and Local Government for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004. The Leeds Site Allocations Plan (SAP) allocates land for future housing and employment and also makes designations for retail and green space across the whole of Leeds (except for the area covered by Aire Valley Leeds Area Action Plan). The SAP is one of a number of development plan documents in Leeds' Local Plan. The Planning Inspectors appointed by the Secretary of State Claire Sherratt DIP URP MRTPI and Louise Gibbons BA Hons MRTPI who has since carried out an Examination in Public.

The Council formally invited the Planning Inspector under section 20 (7C) of the Planning and Compulsory Purchase Act 2004 (as amended) to recommend modifications to the Plan to make it sound and legally compliant. The Council has also proposed a number of proposed modifications that have arisen since consultation on the Proposed Submission Document (5th May 2017) and during the hearing sessions.

#### Period within which representations must be made

The proposed modifications to the SAP will be subject to consultation from **Monday 21st January until 5pm Monday 4th March 2019** and will be considered by the Planning Inspectors before they reach their final conclusions on the SAP.

#### How to respond

Comments are sought **solely** on the proposed modifications to the SAP. This is because parts of the Plan which are unchanged have already been subject to consultation and discussed at the Examination hearings. The proposed modifications to the Plan are shown in the **Schedule of Proposed Modifications**, along with the reasons for each change. The Modifications relate to the Submission Draft Plan (May 2017).

Representations must be **in writing** and marked FAO the Programme Officer by **5pm Monday 4th March 2019. Representations that are received after the deadline will not be accepted.** At the request of the Inspectors, **representations must be made using the Representation Form only.** You can download the form from the examination website at: **www.leeds.gov.uk/yourcity** Paper copies are also available at the Council's Libraries/Community Hubs and One Stop Centres. Representation Forms can be **emailed to: sap@leeds.gov.uk** or **post to: FAO Programme Officer Leeds Site Allocations Plan Proposed Main Modifications, Policy & Plans Group, Merrion House, 9th Floor East, 110 Merrion Centre, Leeds, LS2 8BB.**

Your representation may also be accompanied by a request to be notified, at your specified postal or email address, of the adoption of the SAP.

**Dated 21st January 2019**

Signed ..... Dated .....

## Update on the Leeds City Council Forward Planning Situation – January 2019

**Author: M.G. Hughes**

This report is Horsforth-centric.

There are currently two aspects to this: -

- 1). Core Strategy Selective Review (CSSR)
- 2). Site Allocations Plan (SAP) Main Modifications (SAPMod)

1). The **CSSR** mainly deals with: -

- Reviewing housing requirement and distribution
- Expanding the Core Strategy to 2033
- Minimum space and access standards for new housing
- Updating affordable house requirement (based on housing target review)
- Reviewing requirement for green spaces in new housing developments
- New national policy for Code for Sustainable Homes
- Provision of electric car charging points.

All these have already been under public consultation, the response to this being submitted to Sec. of State for Housing, Communities and Local Government on 9<sup>th</sup> August.

The Sec. of State has appointed the same Inspector(s) for this as have dealt with the recent SAP, and the examination in public starts on 5<sup>th</sup> February 2019 and runs for approximately 2 weeks. (Sullivan Room, Leeds Town Hall, 09:30 am or 10:00 am start daily).

Key issues for Horsforth (and the rest of Leeds) are the housing target and the extension of the plan to 2033. The other items are mandatory items to conform to law change or are the result of reviewing the housing target – change that, and other things must change too. Sustainable development and electric cars are linked in with LCC’s push on air quality.

Day 2 (Wednesday 6/2/2019) is the big one with the day given over to “Calculation – too high” and “Calculation – too low”. During this, methodology and modelling will be examined in detail. I will be attending this on behalf of various community groups.

Other days cover the other points above and I may or may not attend having consulted with the various community groups for their opinions.

2). The **SAPMod** results from the recent examination in public of the SAP and is LCC’s method of altering the SAP to take account of the comments made by the Inspectors after the hearings.

The modifications are contained within an 82-page document (attached), in the form of notes, and refer to the original SAP document.

The main modifications that I see are: -

Signed ..... Dated .....

Mod 1: Changing housing target will reduce the need for housing on green belt land, but some will be needed in the period up to 2023.

Mod 2 and 4: A further SAP review will be required no later than 31/12/2021 to deal with the years after 2023. The fight for our Green Belt starts again then.

LCC are still claiming that meeting housing need is a justifiable exceptional circumstance for the removal of land from Green Belt (top of p 5).

UDP 2006 allocations which have not been developed total 35,950, not spread evenly across the housing market character areas. A useful table of distribution and the various periods in the plan can be seen in appendix 1 on p 73. Both Aireborough (which influences Horsforth) and North Leeds (containing Horsforth) are shown separately.

Mod 11: A summary of greenfield and brownfield capacity is given for Mod 11 in table 3 of the appendix on p 75.

Mod 15: Special mention is made to air quality assessment and noise (road and aircraft) assessment.

Mod 26: Green spaces identified in adopted (or made) Neighbourhood Plans (NP) are to be dealt with in line with the policies of that NP.

Mod 32: HG2-12 Woodlands Drive site (was 25 houses) is deleted from the SAP.

Mod 33: Safeguarded land designated HG3 (3 sites) on the boundary with Horsforth is deleted (total 246 houses).

Mod 35 to 37: Employment site EG2-24 Land at Carlton Moor, (about 36 ha.) at the airport is retained and highlighted re business development and airport expansion.

Mod 59: HG1-99 Low Fold Garage, New Road Side, Horsforth, capacity 5, is deleted as site is no longer available for housing.

Mod 61: Amend site HG1-500 Corn Mill Fold, Low Lane, Horsforth to add asterisk to the site reference so flood risk footnote listed applies. This has already been built out as flats!

Mod 63: HG2-37 Brownberrie Lane – include aircraft noise conditions (sound proofing) and account for significant non-designated heritage buildings nearby. This is about building houses to suit the character of the area – something that will also be addressed in the Horsforth Draft NP.

Mod 64: HG2-41 Strawberry Fields is deleted. So is the school on the site with a note that new school allocations remain in North Leeds on MX1-3 Abbey Road - Kirkstall Forge and HG2-36 Alwoodley Lane, Alwoodley.

Mod 65: HG1-515 is the Horsforth Campus footprint with outline planning permission granted for 72 dwellings. HG2-43 Horsforth Campus is the land, playing fields and Green Belt, around the college buildings. Because this is a very important modification this is given verbatim: -

Signed ..... Dated .....



Add wording at start of site requirements: "This site is adjacent to identified site HG1-515 Horsforth Campus, therefore it is encouraged that both sites should be developed together and comprehensively." (Underlining by me).

Delete wording of the Highway Access Site Requirement and replace with: "Horsforth roundabout will require alteration to accommodate additional traffic because of housing growth. The development will be expected to contribute to the cost of the alterations." More RAB chaos!

Mod 66: HG2-46 Horsforth (former waste water treatment works, also known as Delap land): Amend the wording of Ecology Site Requirement to read: "An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to ensure impacts on wildlife corridor function are addressed including which may include a biodiversity buffer (not private garden space) along the west, south and east boundary."

Mod 70: Delete greenspace G1111 Cragg Hill Farm (to the east of Woodside Recreation Ground), because there is an extant planning permission on the site for a sports hall. Cragg Hill and Woodside Residents Association to note). Owner has shown no signs of building the sports hall, and this should be drawn to the inspector's attention and the site retained as green space. Its in the Cragg Hill and Woodside Conservation Area.

Mod 77: MX2-39 Land at Parlington has been deleted. Not Horsforth, but a very large heritage and green belt site. Ditto Mod: 101 HG2-124 Stourton Grange Farm South, Garforth – also deleted.

Mods 136 – 139; These delete various sites in Calverley and Rodley, all of which would influence traffic volume on A6120 Ring Road.

### Overall Summary

The removal of Strawberry Fields from the SAP to 2023 is the single biggest impact of the modifications for Horsforth (777 houses plus school, or 960 without a school). Adding the removal of the safeguarded land to the west of the Horsforth boundary and the Woodlands Drive site to the deletions takes away a further 271 from the locality of Horsforth. All of these (and the deletions in Calverley and Rodley) take significant pressure off the Ring Road – but only to 2023.

The fight starts again in the SAP review to be done before 31/12/2021. This will be based on the lower housing target that is expected to be the outcome of the CSSR. There is no doubt that these sites will once again be targeted for inclusion in the SAP revision. The role of HTC and the community groups is standing up against this will be vital again.

G1111 Green space must be retained. There is no justification in taking this site out of green space designation, as the sports hall is not likely to be constructed (planning application believed to be in excess of 10 years old – but ground broken to keep application active).

HG1-43 Horsforth Campus green space. We should challenge the inclusion of this in the SAP (5.35 ha. and 134 dwellings). This is green belt loss.

There is not a lot to comment on, except G1111 and HG2-43 the Horsforth Campus green space.

So much now depends on the outcome of the CSSR and the housing target that is established.

Dated: 24<sup>th</sup> January 2019

Signed ..... Dated .....