



## **Horsforth Town Council**

Mechanics Institute  
Town Street  
Horsforth  
Leeds  
LS18 5BL

**[admin@horsforthtowncouncil.gov.uk](mailto:admin@horsforthtowncouncil.gov.uk) – [www.horsforthtowncouncil.gov.uk](http://www.horsforthtowncouncil.gov.uk) – [0113 258 0988](tel:01132580988)**

**Planning, Licensing and Traffic Committee**

**Thursday 17 September 2020**

**AGENDA PACK**

*Distribution: Cllrs J Arbuckle, C Calvert, R Capitano, J Garvani, C Glover, R Hardcastle,  
B Heaviside, E Hyndes, R Jones, M Leech, T Stones*

# Table of Contents

Agenda Item 4 Minutes of the Previous Meeting .....	2
Agenda Item 5 Leeds City Council Planning Decisions .....	6
Agenda Item 6 New Planning Applications .....	7
Agenda Item 6.2 Revisit Planning Application 20/03996/FU .....	8
Item 10.1 Illegal Agenda Item 10.1 Parking/Inconsiderate parking on Low Lane .....	9
Agenda Item 18 Government Planning Consultations .....	11



## Horsforth Town Council

### Planning, Licensing & Traffic (PLT) Committee Minutes Thursday 20 August 2020 at 7pm.

**Present: In Chair** – Cllr R Jones

Cllrs J Arbuckle, J Garvani, E Hyndes, R Hardcastle, T Stones.

**In attendance:** Lyn Farrell, Assistant Clerk, Julie Sou, Clerk

- PLT/20.1**      **To receive apologies for absence and to consider the reason for the absence**  
Cllrs C Calvert, C Glover, M Leech  
**RESOLVED: Apologies accepted.**
- PLT/20.2**      **Declaration of Disclosable Pecuniary and other Interests**  
The following ordinary interests were declared:  
**None.**
- PLT/20.3**      **To consider questions and comments from members of the public at the Chairman's discretion.**  
Member of public present but to observe, not to comment or present.
- PLT/20.4**      **Minutes of the previous meetings**  
**RESOLVED:** That the minutes of the meeting held on Thursday 23 July 2020, with the correction to the error in the time Cllr R Capitano left, are a true record.
- PLT/20.5**      **Leeds City Council Planning Decisions.**  
**Noted.**
- PLT/20.6**      **Comment on Planning Applications since the last meeting of this Committee**  
To consider and comment on planning applications from Leeds City Council.  
**Comments attached.**
- PLT/20.7**      **Planning Appeals & Planning Appeal Decisions**  
**20.7.1.**      To consider planning appeals received. **None received.**  
**20.7.2.**      To note planning appeal decisions. **None received.**
- PLT/20.8**      **Planning Enforcement**  
To receive and note an update on key planning enforcement cases. **None received.**

#### Licensing Applications

To consider applications received since the last meeting (if any).

**20.8.1.**      Temporary Events Licences. **Noted.**

**20.8.2.**      New premises licence applications. **None received.**

- PLT/20.9 Traffic**
- 20.9.1. Concerns raised by resident regarding traffic cutting through Long Row.**  
**Noted.**  
Committee is awaiting response by Leeds City Ward Councillors for Horsforth on this matter
- 20.9.2. Consultation by Leeds City Council (LCC) Highways, Planned Maintenance Programme**  
**RESOLVED:** Send list of streets residents raised as in need of maintenance to LCC Highways and await their response.  
**ACTION:** Office to send email with lists to LCC Highways
- PLT/20.10 Matters for information.**
- Connect Leeds have accepted the invitation to attend the October PLT meeting
  - **Ministry of Housing, Communities and Local Government Consultation on changes to current planning system**  
PLT members to respond to office with any comments regarding the consultation to the office by September 1 2020. The comments will then be presented to full Council at the September meeting for discussion.
- PLT/20.11 Items for future agenda**  
**Kirkstall Forge Update, Cllr T Stones**
- PLT/20.12 Date of the next meeting**  
The date of the next meeting is 17 September 2020.  
Deadline for Agenda items is 3 September 2020.  
**Noted.**

The meeting closed at 8.20 PM

*Distribution: Cllrs J Arbuckle, C Calvert, R Capitano, J Garvani, C Glover, R Hardcastle, B Heaviside, E Hyndes, R Jones, M Leech, T Stones*

<b>Application No.</b>	<b>Address/Location</b>	<b>Details</b>	<b>Comments</b>
<a href="#">20/03770/FU</a>	10 Brownberrie Crescent Horsforth Leeds LS18 5PT	Single storey rear extension and dormer window to side elevation	Horsforth Town Council neither supports nor objects to this application.
<a href="#">20/03996/FU</a>	19 - 21 Station Road Horsforth Leeds LS18 5PA	Retrospective application for one additional flat	Horsforth Town Council have sought clarification from the Planning Officer regarding this application before commenting.
<a href="#">20/04010/FU</a>	Manorfield House Manor Road Horsforth Leeds LS18 4DX	Demolition of existing buildings and erection of residential care home with car parking, landscaping and alteration to existing access	Horsforth Town Council support this development. Residents of Horsforth need this facility and this area/building needs to be developed.
<a href="#">20/04090/FU</a>	2 Mount Royal New Street Horsforth Leeds LS18 4AZ	Alterations to rear window to create new entrance door with excavation to create entrance to the door	Horsforth Town Council neither supports nor objects to this application.
<a href="#">20/04127/FU</a>	34 Sussex Avenue Horsforth Leeds LS18 5NP	Part two storey part single storey side/rear extension with patio area and balcony to ground floor level	Horsforth Town Council neither supports nor objects to this application.
<a href="#">20/04162/FU</a>	24 Newlathes Gardens Horsforth Leeds LS18 4JU	Single storey side and rear extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">20/04297/FU</a>	Horsforth School Lee Lane East Horsforth Leeds LS18 5RF	New two storey school building, relocated and expanded hard courts, reconfigured and expanded parking provision, and diverted footpath	Horsforth Town Council will consider the revised plans made for this application at the September meeting.
<a href="#">20/04333/FU</a>	14 Craggwood Close Horsforth Leeds LS18 4RL	Raising level of patio to rear	Horsforth Town Council neither supports nor objects to this application.

<a href="#">20/04362/FU</a>	96 - 98 New Road Side Horsforth Leeds LS18 4QB	Change of use of first floor and roof space to form three flats; dormer window to rear and rooflights to front; amendments to first floor windows	Horsforth Town Council objects as they have serious concerns regarding the lack of parking for 3 flats in that area.
<a href="#">20/04379/FU</a>	4 Greenbanks Drive Horsforth Leeds LS18 5BH	Single storey rear extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">20/04384/FU</a>	158 New Road Side Horsforth Leeds LS18 4DP	Single storey front extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">20/04389/FU</a>	10 Airedale Drive Horsforth Leeds LS18 5ED	Detached outbuilding to rear	Horsforth Town Council neither supports nor objects to this application.
<a href="#">20/04402/FU</a>	24 Bletchley Avenue Horsforth Leeds LS18 4FA	Change of use of beauty salon to cafe/deli (A3)	Horsforth Town Council neither supports nor objects to this application.
<a href="#">20/04420/LI</a>	129 Town Street Horsforth Leeds LS18 5BL	Listed building application for single storey rear extension; replacement windows; installation of rooflight and alterations including demolition of attached garage	Horsforth Town Council has no objection to this application but does want assurance that the development will be in keeping with the age and character of the building
<a href="#">20/04509/FU</a>	30 Hawsworth Road Horsforth Leeds LS18 4JP	Single storey rear extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">20/04581/FU</a>	48 Victoria Gardens Horsforth Leeds LS18 4PH	Part two storey rear/side extension and part single storey rear extension	Horsforth Town Council neither supports nor objects to this application.

## Agenda Item 5 Leeds City Council Planning Decisions

Determination for telecommunications equipment

Broadway Opposite No 112 Broadgate Walk Horsforth Leeds LS18

Ref. No: 20/04082/DTM | Received: Thu 09 Jul 2020 | Validated: Thu 09 Jul 2020 | Status:

Application Approved

Loft conversion gable end extension with dormer window

20 Jackman Drive Horsforth Leeds LS18 4HS

Ref. No: 20/03953/FU | Received: Fri 03 Jul 2020 | Validated: Fri 03 Jul 2020 | Status: Application

Approved

Single storey side extension

133 West End Drive Horsforth Leeds LS18 5JX

Ref. No: 20/03958/FU | Received: Fri 03 Jul 2020 | Validated: Fri 10 Jul 2020 | Status: Application

Approved

Determination for installation of 20m high Apollo street pole with 6 antennas, 2 equipment cabinets and 1 meter cabinet

Grass Verge At Broadway Horsforth Leeds 18

Ref. No: 20/03897/DTM | Received: Thu 02 Jul 2020 | Validated: Thu 02 Jul 2020 | Status:

Application Refused

The Local Planning Authority considers that the proposed telecommunications equipment by virtue of its siting, height and bulk in a prominent location in close proximity to trees, residential properties and existing telecommunication masts would be an inappropriate form of development detrimental to the visual and residential amenity of the immediate locality. The proposals are therefore considered to be contrary to Policy P10 of the Core Strategy (2019), Saved Policy GP5 of the Leeds Unitary Development Plan (2006) and the guidance in the NPPF (2019).

## Agenda Item 6 New Planning Applications

Application No.	Address/Location	Details
<a href="#">20/04277/LI</a>	2 Newlay Lane Horsforth Leeds LS18 4LE	Listed Building Application for the replacement of three windows and a stone lintel
<a href="#">20/04297/FU</a>	Horsforth School Lee Lane East Horsforth Leeds LS18 5RF <b>(extension request granted for comments)</b>	New two storey school building, relocated and expanded hard courts, reconfigured and expanded parking provision, and diverted footpath
<a href="#">20/04696/FU</a>	204 Stanhope Drive Horsforth Leeds LS18 4LU	First floor extension to side and single storey extension to rear
<a href="#">20/04701/FU</a>	9 Broadgate Avenue Horsforth Leeds LS18 5DT	Single storey extension to side and rear
<a href="#">20/04782/FU</a>	29 Hunger Hills Avenue Horsforth Leeds LS18 5JS	Single storey side extension
<a href="#">20/04812/FU</a>	Land Adj The Gables 229 Hall Lane Horsforth Leeds LS18 5EG	One detached house
<a href="#">20/04843/FU</a>	120 West End Drive Horsforth Leeds LS18 5JX	Part single storey part two storey side elevation
<a href="#">20/04852/FU</a>	48 West End Lane Horsforth Leeds LS18 5JP	New pitched roof to flat roof over garage and porch
<a href="#">20/04863/LI</a>	2 - 4 Hall Lane Horsforth Leeds LS18 5JE	Listed building application for single storey rear extension; External alteration of windows to French doors of ground floor rear
<a href="#">20/04922/FU</a>	22 Hall Park Avenue Horsforth Leeds LS18 5LN	Single storey side and rear extension
<a href="#">20/04939/FU</a>	93 Southway Horsforth Leeds LS18 5RW	Two storey side extension and single storey rear extension; decking to rear
<a href="#">20/05135/FU</a>	13 Outwood Avenue Horsforth Leeds LS18 4JH	Part two storey part single side and rear extension
<a href="#">20/05266/FU</a>	46 Broadgate Crescent Horsforth Leeds LS18 4HA	Single storey rear extension
<a href="#">20/05273/FU</a>	Clarence Road Horsforth Leeds LS18 4LB	Retrospective planning application for bin and cycle storage to plot 9
<a href="#">20/05305/FU</a>	15 Knoll Wood Park Horsforth Leeds LS18 4SH	Part two storey and part single storey extension to side and alterations to materials and fenestration
<a href="#">20/05448/FU</a>	58 Scotland Way Horsforth Leeds LS18 5SL	Alterations including single storey extension to side and rear



## Agenda Item 6.2 Revisit Planning Application 20/03996/FU

Applicant seeks retrospective planning approval for a further flat. The planning case officer was contacted for an extension of time to comment and for clarification regarding when the extra flat was built. His response:

Thank you for your email regarding this application. The submission was not clear about what the proposal fully related to therefore I requested some clarification. The proposal is retrospective and involves the subdivision of a two bed self contained flat into 2x one bed self contained flats. The additional flat is within the side extension part of the block. As part of the scheme a front roof light is proposed which has not been implemented.

The revised plans are available to view online and in this instance I am happy to extend the period for the Town Council's comments to the 18<sup>th</sup> September.

## Item 10.1 Illegal Parking/Inconsiderate parking on Low Lane

Resident raised issue of inconsiderate or illegal parking by Evans Halshaw on Low Lane. This came from Cllr J Garvani to the office:

Please may I draw your attention to a serious vehicle parking issue in the Low Lane area of Horsforth LS18, in particular that area between St. James Drive and King George Road which is predominantly used for vehicle parking by employees of the Evans Halshaw Vauxhall motor dealership of 125 Low Lane.

Whilst this issue does raise concern in respect of emergency services access to local homes in the area, the immediate problem is that of the restriction of the public right to use a footpath or pavement due to vehicles parking, at least in part, on that footpath or pavement. This is of course a matter of particular concern to the elderly, parents with young children and the less able bodied.

It is an offence to drive on the pavement even for a short distance and parking a vehicle on the pavement could lead to an offence of obstruction being committed which could result in a fixed penalty notice being issued to offending vehicle/s because parking on the pavement can obstruct pedestrians and wheelchair users.

I can see no good reason why any vehicle, in particular those belonging to employees of Evans Halshaw Vauxhall, should park on let alone drive on a public footpath or pavement thereby causing potential obstruction.

One solution therefore may be the putting in place of signs/markings that clearly show where pavement parking is specifically prohibited; thus allowing Civil Enforcement Officers to enforce the restriction by issuing a Penalty Charge Notice. Alternatively, it may be possible, through liaison with Evans Halshaw Vauxhall to agree employee parking spaces to be made available either on their own already sizeable premises or perhaps through an agreement made between them and the adjoining TPP business which would appear to have additional parking capacity.

The resident had already contacted the Ward Cllrs so the office asked the police for advice and sent a letter to the resident responding to all parts of their query:

With reference to your email of \*\* forwarded to the Council office by Cllr John Garvani, I confirm that we asked our local police contact to respond to the issues that you raise.

They have said that they will look into the issue and an officer will call into Evans Halshaw to advise. However, they "will only be issuing tickets to those who are causing an obstruction on the pavement, i.e. so a wheelchair user couldn't pass and would be forced into the road."

You may also be aware that you can raise the issue of nuisance or obstructive parking on the highway directly with the police via their online form on the West Yorkshire Police website: <https://www.westyorkshire.police.uk/report-it/report-nuisance-obstructive-parking>

Horsforth Town Council has no power to place signage as you suggest. However, I note that you have addressed the email to the three Leeds City Council ward councillors for Horsforth in addition to Horsforth Town councillors and it may be that the ward councillors will be able to provide further assistance with this point.

I should also like to let you know that the concerns and suggestions in your email will be brought to the attention of the Council's Planning, Licensing and Traffic Committee at its next meeting on 17 September. The meetings are public, so you are welcome to attend if you wish and there is an opportunity for the public to speak on agenda items at the beginning of the meeting. The agenda will be published on the Town Council website three working days before the meeting.

## Agenda Item 18 Government consultations on Planning for the Future and Transparency and Competition

To consider a response to the above consultations from PLT

### [Planning for the Future Consultation](#)

### [Transparency and Competition](#)

NALC circulated details of the Government consultations in August which were circulated to all Horsforth Town Council members.

PLT Members can consider whether they wish to make a response as PLT of Horsforth Town Council, or whether they regard the consultations as more appropriate for unitary level local councils. If PLT wish to make a response, there will not be time to present their response to Full Council before the deadlines for responses.

Councillors may wish to respond individually, either by emailing comments or completing the questionnaires online, using the links above, but would have to make it clear that they are not representing the Council if they do so.

### **NALC Information**

NALC are asking local councils to respond on this very important issue by emailing [policycomms@nalc.gov.uk](mailto:policycomms@nalc.gov.uk). The following offer summaries of these consultations to assist with responses:

<https://www.rtpi.org.uk/policy/2020/august/government-planning-reform-proposals-in-england/>

<https://www.shoosmiths.co.uk/insights/comment/the-planning-white-paper-august-2020>

<https://youtu.be/lxglevH0UIY> (YouTube video of Cornwall council's webinar on the consultations)

<https://lichfields.uk/grow-renew-protect-planning-for-the-future/the-white-paper/>  
(infographic)