



Horsforth Town Council

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Town Street
Horsforth
Leeds
LS18 5BL

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Planning, Licensing and Traffic Committee Advisory Group

Thursday 23 September 2021

AGENDA PACK

*Distribution: Cllrs J Arbuckle, R Capitano, SM Dowling, J Garvani, C Glover, R Hardcastle,
E Hyndes, R Jones, T Stones*

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Agenda Item 4 Minutes of Previous Meeting

Horsforth Town Council

**Planning, Licensing & Traffic Committee Advisory Group Minutes
Thursday 19 August 2021 at 7pm.**

Present: In Chair – Cllr J Arbuckle
Cllrs C Glover, J Garvani, R Hardcastle, E Hyndes,
In attendance: L Farrell – Assistant Clerk

- PLT/21.41** **To receive apologies for absence and to consider the reason for the absence**
Cllrs SM Dowling, R Jones, T Stones.
RESOLVED: Apologies accepted.
- PLT/21.42** **Declaration of Disclosable Pecuniary and other Interests**
The following non-pecuniary interests were declared:
None.
- PLT/21.43** **To consider questions and comments from members of the public at the Chairman's discretion**
None present.
- PLT/21.44** **Minutes of the previous meetings**
RESOLVED: that the minutes of the meeting of Thursday 22 July 2021 are a true record.
- PLT/21.45** **Resolve all recommendations for decisions from remote meetings of Planning, Licensing and Traffic, 1 July 2021 and 22 July 2021.**
RESOLVED: All decisions ratified.
- PLT/21.46** **Leeds City Council Planning Decisions**
Noted.
- PLT/21.47** **New Planning Applications**
To comment on planning applications since the last meeting of this Committee. **Comments attached.**
- PLT/21.48** **Planning Appeals & Planning Appeal Decisions**
21.48.1. To consider planning appeals received. **Noted.**
21.48.2. To note planning appeal decisions. **None received.**
- PLT/21.49** **Planning Enforcement**
To receive and note updates on key planning enforcement cases (if any). **None received.**
- PLT/21.50** **Licensing Applications**
21.50.1. To consider applications received since the last meeting (if any). **Note.**

Horsforth Town Council Licensing, Planning and Traffic Committee Agenda Pack, 23 September 2021
Signed Dated

21.50.2. To note decision regarding Distribution from Home business, Church Lane.
Noted.

21.50.3. To note decision regarding Londis, Low Lane. **Noted.**

PLT/21.51 Traffic

21.51.1. To consider new traffic complaints and updates (if any). **None received.**

21.51.2. To consider traffic schemes and to agree any necessary action (if any). **None received.**

21.51.3. Speed indicator device (SID) update (if any updates available). **None received.**

PLT/21.52 Kirkstall Forge. To receive and note updates (if any). **None received.**

PLT/21.53 Woodside Quarries Development. To receive and note updates (if any). **None received.**

PLT/21.54 Horsforth Campus Development. To receive and note updates (if any).
Members **noted** the response from Leeds City College outlining their ownership and addresses queries around site security and possible vermin.

PLT/21.55 Leeds Bradford Airport (LBA)
To receive and note updates from the Leeds Bradford Airport Consultative Committee (if any).
Attendance records sent round to committee attendees. **Noted.**

PLT/21.56 Report from Local Residents Associations. To receive and note updates. **None received.**

PLT/21.57 Leeds City Council Core Strategy and Site Allocation Plan.
To consider and receive updates (if any). **None received.**

PLT/21.58 Leeds Local Plan.
RESOLVED: Committee will consider this again when the process is further along.

PLT/21.59 Matters for information
Members noted that the public consultation on gaming licences didn't apply to Horsforth at this time.
Members **noted** the update from the Ward Councillors for Horsforth regarding their long term requests to Leeds City Council for safety measures along this stretch of road.

PLT/21.60 Items for future agenda
None given at meeting.

PLT/21.61 Date of the next meeting
The date of the next meeting is 23 September 2021. Deadline for agenda items 15 September 2021. **Noted.**

The meeting closed at 7.54 PM

Horsforth Town Council Licensing, Planning and Traffic Committee Agenda Pack, 23 September 2021
Signed Dated

| | | | |
|-----------------------------|--|--|--|
| 21/04948/FU | 229 Low Lane Horsforth Leeds LS18 5QL | Raised decking, with steps, to the rear | Horsforth Town Council neither supports nor objects to this application. |
| 21/05670/FU | 6 Sunnybank Avenue Horsforth Leeds LS18 4IZ | Dormer windows to front and rear | Horsforth Town Council neither supports nor objects to this application. |
| 21/05795/FU | 9 Victoria Gardens Horsforth Leeds LS18 4PJ | Retrospective application for alterations including single storey rear extension, with rooflights; front porch; new vehicular access and driveway | Horsforth Town Council neither supports nor objects to this application. |
| 21/05829/FU | 34 Calverley Lane Horsforth Leeds LS18 4EB | Single storey rear extension and alterations to basement to form habitable room including light well to front | Horsforth Town Council neither supports nor objects to this application. |
| 21/05931/FU | Woodside Sunday School Outwood Lane Horsforth Leeds | Variation of condition 3No. (Opening Hours) to previously approved planning application 21/02570/FU for changes of opening hours from 8:00 - 18:00 to 7:00 - 21:00 | Horsforth Town Council neither supports nor objects to this application. |
| 21/05980/FU | 27 Salisbury Mews Horsforth Leeds LS18 5QR | Two storey side extension with raised decking to rear | Horsforth Town Council neither supports nor objects to this application. |
| 21/06064/FU | St Margarets C Of E Primary School Town Street Horsforth Leeds LS18 5BL | proposed single storey portokabin | Horsforth Town Council neither supports nor objects to this application. |
| 21/06071/FU | Fieldhead Surgery 65 New Road Side Horsforth Leeds LS18 4JY | Installation of 4 No air conditioning condenser units to rear. | Horsforth Town Council neither supports nor objects to this application. |
| 21/06107/FU | 90 West End Drive Horsforth Leeds LS18 5JX | Single storey rear extension | Horsforth Town Council neither supports nor objects to this application. |

Agenda Item 5 Leeds City Council Planning Decisions

**Certificate of Proposed Lawful Development for a dormer window to the rear; rooflights to front
17 St Margarets Road Horsforth Leeds LS18 5BD**

**Ref. No: 21/06374/CLP | Received: Fri 23 Jul 2021 | Validated: Fri 23 Jul 2021 | Status: Application
Approved**

**Consent, agreement or approval required by condition 3 of Planning Application 21/01128/FU
Land Opposite 216 West End Lane Horsforth Leeds LS18 5RU**

**Ref. No: 21/06339/COND | Received: Thu 22 Jul 2021 | Validated: Thu 22 Jul 2021 | Status:
Application Refused**

Condition No 3 - NOT DISCHARGED

The access serving the site between West End Lane and the gate needs to conform to the construction specification for commercial access and requires a s278 Highway Agreement. Usually, this would meet the specification of the adjacent carriageway. Typically, sawn Yorkstone is used in landscape projects for paths and steps not where there are frequent and regular vehicle movements and turning. It is likely to crack under the weight, and therefore is not considered acceptable

**Consent, agreement or approval required by condition 4 of Planning Application 20/04010/FU
Manorfield House Manor Road Horsforth Leeds LS18 4DX**

**Ref. No: 21/06143/COND | Received: Thu 15 Jul 2021 | Validated: Thu 15 Jul 2021 | Status:
Application Approved**

Single storey rear extension

90 West End Drive Horsforth Leeds LS18 5JX

**Ref. No: 21/06107/FU | Received: Wed 14 Jul 2021 | Validated: Wed 14 Jul 2021 | Status:
Application Approved**

Installation of 4 No air conditioning condenser units to rear.

Fieldhead Surgery 65 New Road Side Horsforth Leeds LS18 4JY

**Ref. No: 21/06071/FU | Received: Tue 13 Jul 2021 | Validated: Tue 13 Jul 2021 | Status: Application
Approved**

Certificate of Proposed Lawful Development for an outbuilding to the rear

17 Victoria Grove Horsforth Leeds LS18 4ST

**Ref. No: 21/05968/CLP | Received: Thu 08 Jul 2021 | Validated: Thu 08 Jul 2021 | Status: Application
Approved**

**Consent, agreement or approval required by conditions 4 of Planning Application 21/02570/FU
Woodside Sunday School Outwood Lane Horsforth Leeds**

**Ref. No: 21/05932/COND | Received: Wed 07 Jul 2021 | Validated: Wed 07 Jul 2021 | Status:
Application Approved**

Variation of condition 3No. (Opening Hours) to previously approved planning application 21/02570/FU for changes of opening hours from 8:00 - 18:00 to 7:00 - 21:00
Woodside Sunday School Outwood Lane Horsforth Leeds
Ref. No: 21/05931/FU | Received: Wed 07 Jul 2021 | Validated: Wed 07 Jul 2021 | Status: Application Approved

Retrospective application for alterations including single storey rear extension, with rooflights; front porch; new vehicular access and driveway
9 Victoria Gardens Horsforth Leeds LS18 4PJ
Ref. No: 21/05795/FU | Received: Fri 02 Jul 2021 | Validated: Tue 03 Aug 2021 | Status: Application Approved

Dormer windows to front and rear
6 Sunnybank Avenue Horsforth Leeds LS18 4LZ
Ref. No: 21/05670/FU | Received: Tue 29 Jun 2021 | Validated: Fri 23 Jul 2021 | Status: Application Refused

The Local Planning Authority consider that the proposed dormers are unacceptable upon this property. The proposed dormers would appear incongruous in a streets (as identified within Horsforth Cragg Hill and Woodside Conservation 2011) where dormer windows are not evident or play a prevailing part in the character of the locality. For all of these reasons the proposal would appear as incongruous additions, which would have a detrimental impact to the character and appearance of the host dwelling, the street scene, and character and appearance of Horsforth Cragg Hill and Woodside Conservation Area. The scheme is therefore considered contrary to saved policies GP5 and BD6 of the Leeds Unitary Development Plan (Review) 2006, policies P10 and P11 of the adopted Core Strategy and policy HDG1 of the Leeds Householder Design Guide, and the guidance set out in the Horsforth Cragg Hill and Woodside Conservation (2011) and the Policy contained within the National Planning Policy Framework (2019).

Single storey rear extension with flue; new ground floor window to side
53 West End Lane Horsforth Leeds LS18 5ER
Ref. No: 21/05619/FU | Received: Mon 28 Jun 2021 | Validated: Mon 28 Jun 2021 | Status: Application Approved

Certificate of Proposed lawful development for a dormer window to the rear and rooflights to the front; single storey extension to the side
87 Newlaithes Road Horsforth Leeds LS18 4SX
Ref. No: 21/05559/CLP | Received: Thu 24 Jun 2021 | Validated: Thu 24 Jun 2021 | Status: Application Approved

Part two storey part single storey rear extension with first floor balcony and loft conversion involving raising of existing ridge and rear dormer window; installation of new windwos to front and side; and installation of ground source heat pump.
The Cottage 40 Bachelor Lane Horsforth Leeds LS18 5NA
Ref. No: 21/05526/FU | Received: Wed 23 Jun 2021 | Validated: Wed 23 Jun 2021 | Status: Application Approved

Replacing existing conservatory with single storey rear extension with raised steps

40 Airedale Drive Horsforth Leeds LS18 5ED

Ref. No: 21/05507/FU | Received: Tue 22 Jun 2021 | Validated: Tue 13 Jul 2021 | Status: Application Approved

Certificate of Proposed Lawful Development for an extension to gable, dormer window to the rear; rooflights to front

6 Victoria Walk Horsforth Leeds LS18 4PL

Ref. No: 21/05290/CLP | Received: Tue 15 Jun 2021 | Validated: Tue 29 Jun 2021 | Status: Application Approved

Single storey rear extension and conversion of roof space to habitable room and dormer window to rear

33 St Margarets Avenue Horsforth Leeds LS18 5RZ

Ref. No: 21/05209/FU | Received: Fri 11 Jun 2021 | Validated: Mon 12 Jul 2021 | Status: Application Approved

Single storey side extension

11 Hall Park Close Horsforth Leeds LS18 5LS

Ref. No: 21/05086/FU | Received: Tue 08 Jun 2021 | Validated: Fri 25 Jun 2021 | Status: Application Approved

**Consent, agreement or approval required by condition 17 of Planning Application 20/04010/FU
Manorfield House Manor Road Horsforth Leeds LS18 4DX**

Ref. No: 21/04933/COND | Received: Thu 03 Jun 2021 | Validated: Thu 03 Jun 2021 | Status: Application Refused

condition 17 - construction method statement

The construction method statement submitted as part of this application is acceptable except for the tree protection plan and I refer you to the landscaping officers comments under condition discharge application 21/04671/COND so this condition cannot be discharged.

Landscape comments were:

6) a) No works shall commence (including any demolition, site clearance, groundworks or drainage etc.) until all existing trees, hedges and vegetation shown to be retained on the approved

plans are fully safeguarded by protective fencing and ground protection in accordance with approved plans and specifications and the provisions of British Standard 5837 (2012) Trees in relation to design, demolition and construction, unless otherwise agreed in writing by the Local Planning Authority.

COMMENT - tree protection plan is substandard and fails to specify the actual protection barrier.

When properly resolved the tree protection plan must be a standalone document and issued to site. Referring to a BS clause is not a specification.

**Raised decking, with steps, to the rear
229 Low Lane Horsforth Leeds LS18 5QL**

Ref. No: 21/04948/FU | Received: Thu 03 Jun 2021 | Validated: Tue 20 Jul 2021 | Status: Application Approved

**Single storey extension to existing changing room facilities
Yarnbury R U F C Brownberrie Lane Horsforth Leeds LS18 5HB**

Ref. No: 21/04887/FU | Received: Wed 02 Jun 2021 | Validated: Wed 23 Jun 2021 | Status: Application Approved

**Replacement of existing pitched roof with flat roof and partial vertical extension of outer side wall
85 Bachelor Lane Horsforth Leeds LS18 5NF**

Ref. No: 21/04850/FU | Received: Tue 01 Jun 2021 | Validated: Thu 08 Jul 2021 | Status: Application Refused

The proposed development constitutes poor design of inappropriate materials, which will have an harmful adverse impact on the appearance of the host property and which also fails to respond to the design, character, form of Horsforth Conservation Area. For these reasons the proposal is contrary to policy P10 and P11 of the Core Strategy, saved UDP policies GP5, BD6, N19, policy HDG1 of the adopted Householder Design Guide and the guidance contained within the NPPF.

Consent, agreement or approval required by conditions 3, 5, 6, 10, 11, 13, 15, 16, 21, 23 and 24 of Planning Application 20/04010/FU

Manorfield House Manor Road Horsforth Leeds LS18 4DX

Ref. No: 21/04671/COND | Received: Wed 26 May 2021 | Validated: Wed 26 May 2021 | Status: Split Decision

**Change of use of office (Use Class B1(a)) to 26 dwellings (Use Class C3)
Bridge House Outwood Lane Horsforth Leeds LS18 4UP**

Ref. No: 21/04605/DPD | Received: Mon 24 May 2021 | Validated: Thu 03 Jun 2021 | Status: Application Approved

No. 35 is for alterations involving part two storey and part first floor side extension with raised roof height and rear dormer. No. 33 is for alterations involving two storey side extension with raised roof height and rear dormer.

35 Brownberrie Avenue And 33 Brownberrie Avenue Horsforth Leeds LS18 5PW

Ref. No: 21/04336/FU | Received: Mon 17 May 2021 | Validated: Wed 23 Jun 2021 | Status: Application Refused

1) The proposed side extension at no 33 due to its wrap around form, would result in a bulky addition to the front of the property which would significantly unbalance with symmetry with the adjoining property, and would appear incongruous within the street scene. The proposed 2 storey side extension at no 35 would also significantly impact upon the symmetry with the adjoining property due to the lack of a set-back. Cumulatively the proposals would have a harmful impact upon the appearance of the properties, and appear overly dominant, unbalanced, and incongruous within the street scene. As such, the proposal is contrary to policy

P10 of the Core Strategy, saved policy BD6 and HDG1 of the Householder Design Guide. 2) The proposed increase in ridge height and dormer extensions are considered to be unacceptable as it would have a harmful impact on the character and appearance of both the host properties and the street scene of Brownberrie Avenue. The extended ridge height and steeper roof pitch, would appear unduly dominant and as an incongruous feature within the street scene, which also harms the patterning and uniformity with both adjacent set of properties. The proposed rear dormer would also appear incongruous due to the expanse of solid surfacing, general mass and lack of glazing which aids their dominance and bulky appearance. The proposal is therefore considered to be contrary to saved UDP Policies GP5 and BD6, policy P10 of the Leeds Core Strategy and Policy HDG1 of the Householder Design Guide, and advice contained within the National Planning Policy Framework.

Replacement dormer window to rear

12 Southway Horsforth Leeds LS18 5RP

Ref. No: 21/03823/FU | Received: Fri 30 Apr 2021 | Validated: Mon 21 Jun 2021 | Status: Application Approved

Conversion of cellar; replacement windows and rear door; light well and new window to side elevation

55 Long Row Horsforth Leeds LS18 5AP

Ref. No: 21/03565/FU | Received: Fri 23 Apr 2021 | Validated: Fri 23 Apr 2021 | Status: Application Approved

Listed Building Application for conversion of cellar; replacement windows and rear door; light well and new window to side elevation

55 Long Row Horsforth Leeds LS18 5AP

Ref. No: 21/03566/LI | Received: Fri 23 Apr 2021 | Validated: Fri 14 May 2021 | Status: Application Approved

Replacement of existing timber outbuildings into habitable room space with flat roof

Whetstone House Bayton Lane Horsforth Leeds LS18 5EZ

Ref. No: 21/02517/FU | Received: Tue 23 Mar 2021 | Validated: Tue 23 Mar 2021 | Status: Application Approved

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

50 Burley Lane Horsforth Leeds LS18 4NR

Ref. No: 20/06179/FU | Received: Mon 28 Sep 2020 | Validated: Mon 28 Sep 2020 | Status: Application Approved

Development of 152 affordable dwellings (C3) with associated access and landscaping

Horsforth Campus Calverley Lane Horsforth Leeds LS18

Ref. No: 19/05272/FU | Received: Fri 23 Aug 2019 | Validated: Mon 02 Sep 2019 | Status: Application Approved

Agenda Item 6.1 New Planning Applications

| Application No. | Address/Location | Details |
|-----------------------------|---|---|
| 21/03344/LI | 1 Railway Cottages Station Road Horsforth Leeds LS18 5NL | Retrospective Listed Building application for drainage channels in solid floor, including waterproof membrane to floor area and step; removal and remake of the dividing stud wall and doorway, fix plasterboard dry lining over the walls and reinforce joints and plaster |
| 21/05647/FU | 47 Cragg Avenue Horsforth Leeds LS18 4LX | Retrospective application for fence to front |
| 21/06163/FU | 137 Broadgate Lane Horsforth Leeds LS18 5DU | Proposed attached dwelling |
| 21/06220/FU | 38 Victoria Walk Horsforth Leeds LS18 4PP | Part two storey and part single storey extension to side and rear |
| 21/06231/FU | 19 Fraser Avenue Horsforth Leeds LS18 5EA | Single storey side/rear extension and garage conversion to habitable room space |
| 21/06302/FU | 11 Church Mount Horsforth Leeds LS18 5LE | Two storey side extension incorporating conversion of existing garage to habitable rooms |
| 21/06354/FU | 1A Lanark Drive Horsforth Leeds LS18 5SN | Single storey extension, with rooflights, to rear |
| 21/06361/FU | 2 Rose Avenue Horsforth Leeds LS18 4QE | Single storey rear extension |
| 21/06373/FU | 17 St Margarets Road Horsforth Leeds LS18 5BD | Single storey side and extension, widened driveway |
| 21/06392/FU | 4 Victoria Gardens Horsforth Leeds LS18 4PH | Replacement of an existing conservatory to rear with single storey rear extension |
| 21/06429/FU | 5 Clarence Gardens Horsforth Leeds LS18 4JT. | Single storey rear extension with ramp access |

| | | |
|-----------------------------|--|---|
| 21/06580/FU | 2 Victoria Close Horsforth Leeds LS18 4PS | Part two storey, part single storey side/front extension; single storey rear extension; new second floor side window; roof lights to front and rear |
| 21/06748/FU | 11 Victoria Drive Horsforth Leeds LS18 4PN | Alterations including single storey side/rear extension with enlarged raised patio area and steps to rear |
| 21/06812/FU | 123 Hall Park Avenue Horsforth Leeds LS18 5LY | Part two storey and part single storey extension to side and rear. |
| 21/06870/FU | 50 West End Rise Horsforth Leeds LS18 5JL | Two storey rear extension; new garage door and alterations to porch entrance |
| 21/06964/FU | 32 Newlay Wood Crescent Horsforth Leeds LS18 4LW | retrospective planning application for A/C unit to rear outbuilding |
| 21/07010/FU | 104 Newlaithes Road Horsforth Leeds LS18 4SY | Conversion of garage to habitable room space and extension to existing garage to side |
| 21/06187/FU | Garages At 1 Clarence Drive Horsforth Leeds LS18 4JS | Demolition of existing garages and construction of new dwelling |
| 21/07091/FU | Green Meadow Cottage 107 West End Lane Horsforth Leeds LS18 5ES | Two storey rear extension |

Agenda Item 6.2 Renotification Letter 18/04952/FU, Formerly Woodside Dyeworks



Planning Services

Merrion House
110 Merrion Centre
Leeds LS2 8BB

Mrs P Fearon
Horsforth Town Council
Mechanics Institute, Town Street
Horsforth, Leeds
LS18 5BL

Ask for **Development Enquiry Centre**
Direct Line **(0113) 2224409**
Minicom (0113) 2224410

Date: 8 September 2021

Dear Sir/Madam

Application Number: 18/04952/FU
For: 149 dwellings with associated access and landscaping.
At: Land Formerly Woodside Dyeworks, Low Lane, Horsforth, Leeds,
By: West Park Properties

I am writing to let you know that there has been a change to the application for planning permission that has been made on the above site which is close to your property. This is as follows Please see revised and additional information received 2/9/2021

You can look at the application plans and other documents on Public Access on the internet at www.leeds.gov.uk/publicaccess using application number 18/04952/FU or at any Leeds City Council One-Stop Shop or Library (opening days and times do vary, so please check before visiting). You will need the application number.

Having viewed the application if you wish to comment you can do so online at www.leeds.gov.uk/publicaccess or write to us at the address above by 22 September 2021. You must include your name and address as we do not consider anonymous comments. However, we will not display your name, telephone number or email address to the public. If you write to us please quote 18/04952/FU. **Any comments you do send can be seen by anyone including the applicant and will be on the internet on Public Access. Please do not include anything within your comments that you wish to keep confidential.**

For further information/guidance please refer to the notes on the back this letter, or alternatively please telephone or e mail on the above contacts where staff will be able to help you.

Yours faithfully

Jonathan Carr
Head of Development Management

How do you comment on a planning application?

If you wish to make comments - objections, support or general comment, they need to be submitted using [public access](#) and to do this you will need to register. This will provide benefits such as, tracking a live planning application and receiving emails updates of any changes to the application. You can also submit comments in writing to the Council at the address indicated in this letter by the stated deadline. Please quote the application number and include your name, address on all correspondence. You do not need to sign your letter.

Acknowledging comments

Comments made through Public Access will receive an email response to confirm it has been received. Letters are not acknowledged, but any comments you send to us will be displayed on the internet on Public Access at www.leeds.gov.uk/publicaccess after 5 working days.

Anonymous comments

These are not considered, however your name and/or signature will not be shown on the internet.

Petitions/Standard pre-populated comments/letters

These are when each comment is substantially the same, where you have just added your name and address. We will not notify you of any panel meetings or any appeal but we will take your comments into account when making the decision.

What sort of comments can be taken into account?

We will only consider comments or objections that are 'material' and relevant to planning. For example:

- **Principle** - If you feel that the very nature of the proposal is inappropriate and that the use of land/property should not change.
- **Overlooking** - The proposal would lead to previously private areas being overlooked.
- **Overshadowing** - The height or proximity of the development would be such that unreasonable overshadowing would occur.
- **Disturbance** - There would be unacceptable intrusion in the form of noise nuisance, general disturbance, and odour.
- **Overbearing** - The scale of the works means that the property/premises has an oppressive impact on surrounding areas/houses.
- **Out-of-character** - If the design of the development, its scale and use, is such that it appears to be out of character with its surroundings.
- **Road Safety** - The development may lead to a significant impact upon road safety.

We will not consider:

- Issues covered by other legislation; encroachment onto another person's land; loss of value to a property, loss of view, and potential difficulties in property maintenance; private interests of objectors, the effect of the proposal on property values and competition between rival companies. Full details are available on our website www.leeds.gov.uk/planning

If your comments are not materially relevant to the planning application, the Council reserves the right not to make these available online. In addition if comments are considered to be defamatory, irrelevant or offensive, amount to a criminal act, or bring the Council into disrepute, we will not make these available online and they will be removed in accordance with the law (for example, the Defamation Act 2013).

How will the council reach a decision?

All comments will be taken into consideration along with all other information about the application before a decision is made. The majority of applications are decided by Senior Planning Officers under the Council's "delegation scheme".

Finding out the decision

All decisions and officer reports are put on our Public Access system as soon as they are made.

If the Application is Refused and the Applicant Appeals to the Secretary of State

For householder, some minor commercial and advertisement applications, if the application is refused and an appeal lodged, which is dealt with by written representations, your comments will be sent to the Secretary of State, but you will not be able to make further comments at the appeal stage.

Agenda Item 7.1 Planning Appeal



Planning Services

Merrion House
110 Merrion Centre
Leeds LS2 8BB

Miss Charlotte Dodd
Horsforth Town Council
Clerk To Horsforth Town Council
Mechanics Institute
Town Street
Horsforth
Leeds
LS18 5BL

Ask for Clare Crisp
Direct Line 0113 3786968
Central Switchboard (0113) 2224444
Fax **(0113) 2478230**
Minicom (0113) 2224410
EMail **planning.appeals@leeds.gov.uk**

Appeal Number: 104200
Planning Number 21/02685/FU

Date: 19 August 2021

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

| | |
|---------------------------------|---|
| Appeal Made By | Mr & Mrs Hardisty |
| Site Address | 41 West End Grove Horsforth Leeds LS18 5JJ |
| Description | Two storey front, single storey rear extension; dormer windows to front and rear and enlargement of existing rear dormer with balcony |
| Planning Inspectorate Reference | APP/N4720/D/21/3280960 |

The Planning Inspectorate has received the above appeal against the refusal. It will be dealt with by the fast track Written Representations procedure. This means that no further comments can be made and a decision is expected within 8 weeks. Any comments we have already received relating to this application will be sent to the Planning Inspectorate and the appellant.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by 16 September 2021.

You can do this online at <https://acp.planninginspectorate.gov.uk> If you do not have access to the internet, you can write (quoting the Planning Inspectorate reference above) to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All documents relating to the appeal, including comments and the decision, will appear on our website at www.leeds.gov.uk/publicaccess. You can track the progress of the appeal on Public Access.

Yours faithfully

Jonathan Carr
Head of Development Management

Agenda Item 11 Licensing

Premises Licence or Club Premises Certificate applications

| Reference | Premises Name And Address | Application Type | Description of Application | Last date for representations | Case Officer |
|----------------|--|------------------|--|-------------------------------|-----------------------|
| PREM/04784/001 | Kuala Lumpar Cafe, 8 - 10 Town Street, Horsforth, Leeds, LS18 4RJ | New application | This is the first application for a premises licence for these premises. The activity applied for is the sale of alcohol on the premises, Monday to Thursday 17:00 until 22:30 and Friday, Saturday and Sunday Midday until 22:30. Non standard timings have not been applied for. | 15/09/2021 | Miss Janice Archibald |
| PREM/00759/021 | Wm Morrison Supermarkets Plc, 69 Town Street, Horsforth, Leeds, LS18 5B | Minor variation | The proposed variation is to approve minor alterations to the layout in accordance with the plans submitted. | 17/09/2021 | Mr Martyn Musson |
| PREM/04815/001 | Forde, 7 Town Street, Horsforth, Leeds, LS18 5LJ, | New application | This is the first application for a premises licence for these premises. The premises are a coffee shop/brunch space through the day and a wine bar/bottle shop with a charcuterie and cheese offering on an evening. | 11/10/2021 | Miss Janice Archibald |

| | | | | | |
|--|--|--|---|--|--|
| | | | <p>The activity applied for is the sale of alcohol for consumption both on and off the premises, every day between the hours of 11:00am and 22:00.</p> <p>Non-standard timings have not been applied for.</p> | | |
|--|--|--|---|--|--|

Agenda Item 10.1 Leeds Trinity University bus parking on Station Road

Dear Councilors

I would be grateful if you could help resolve a traffic problem which is causing great concern to local residents.

Several years ago Trinity & All Saints College introduced a bus service for their students. This is a half hourly service which coincides with the local train timetable. The coach stops at a bus stop at the bottom of Station Road and the junction of Sussex Avenue. It frequently parks for ten minutes or more whilst waiting for students or delayed trains. As you can imagine this causes an obstruction for the traffic travelling down Station Road, which is a very busy road at all times of the day. A greater problem is caused by the parked coach, to the residents of Sussex Avenue. It is impossible to safely exit the street to turn right as visibility is seriously impaired, as you cannot see approaching traffic. It is a miracle that there has not yet been a serious accident here. As a result of investigations I have undertaken in the local area, I have discovered this bus stop is the only one which is in such close proximity to the entrance to a residential street, that is 2.4 metres.

In the past I spoke to our local MP and members of the Town Council on behalf of the residents of Sussex Avenue and we were pleased when the coach changed its stopping point to the top of Low Lane. This is literally round the corner from the original stop and there is a pelican crossing to ensure student safety. Sadly when the new academic year commenced at the beginning of September, the bus once again began parking on Station Road, thereby recreating the original problem.

The residents feel strongly that this problem should be resolved once and for all as it is ridiculous that it has to be dealt with every year. The College, whilst ensuring the safety of students, clearly have no such concerns about safety for local residents.

I would be very grateful for your attention to this matter. I shall be attending the Council Meeting where I can deal with any question you may have about this.

Yours sincerely

Mrs on behalf of the residents of Sussex Avenue