



Horsforth Town Council

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Planning, Licensing and Traffic Committee

Thursday 14 April 2022

AGENDA PACK

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*Distribution: Cllrs J Arbuckle, C Calvert, J Garvani, C Glover,
R Hardcastle, E Hyndes, R Jones, T Stones, M Townsley*

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Horsforth Town Council

Planning, Licensing & Traffic Committee Minutes
Thursday 17 March 2022 at 7pm
Mechanics Institute, Town Street, Horsforth, Leeds LS18 5BL

Present: In Chair – Cllr R Jones

Cllrs J Arbuckle, C Calvert, J Garvani, E Hyndes, M Townsley

In attendance: J Sou –Clerk

PLT/21.166--21.170 These minute numbers have been left blank intentionally.

PLT/21.171 To receive apologies for absence and to consider the reason for the absence
RESOLVED that the apologies and reasons for absence from Cllrs Glover, Hardcastle and Stones be accepted.

PLT/21.172 Declaration of Disclosable Pecuniary and other Interests
Non-pecuniary interests:
Cllr E Hyndes – item 6, planning application ref: 22/00821/FU – knows the agent

PLT/21.173 To consider questions and comments from members of the public at the Chairman's discretion
No members of the public present.

PLT/21.174 Minutes of the previous meetings
RESOLVED that the minutes of the Committee meeting held on 17 February are a true record.

PLT/21.175 Leeds City Council Planning Decisions
Noted - Leeds City Council planning decisions for 11 February 2022 to 11 March 2022.

PLT/21.176 New Planning Applications
RESOLVED: To comment on planning applications as per the attached list.

PLT/21.177 Planning Appeals & Planning Appeal Decisions
Noted – the following planning appeals:

- 21/09508/FU; Appeal ref: APP/N4720/D/22/3294253
6 Hall Park Garth Horsforth Leeds LS18 5LT Part two storey part single storey side extension with juliet balcony to first floor rear
- 21/09450/FU: Appeal ref: APP/N4720/D/22/3293958
14 St Margarets Avenue Horsforth Leeds LS18 5RY Extension to first floor at side

PLT/21.178 Planning Enforcement
To note key planning enforcement case updates (if any). **None received.**

Signed Dated

- PLT/21.179 Licensing Applications**
To consider applications received since last meeting. **None received.**
- PLT/21.180 Traffic**
To consider and approve any action in relation to traffic issues:
- Complaints – none received
 - Traffic schemes – no reports received
 - Speed indicator device (SID) updates and data – not available
- PLT/21.181 Leeds Bradford Airport LBA**
- 21.181.1.** Withdrawal of the Leeds Bradford Airport new terminal application. **Noted.**
- 21.181.2.** Leeds Bradford Airport Consultative Committee.
Noted - report of the latest meeting from M Hughes, End of Runway Representative.
- 21.181.3.** Leeds Bradford Airport Link Road – no updates received.
RESOLVED: To remove this item as a standing item from future agendas.
- 21.181.4.** Bradford Airspace Change – no updates received
- PLT/21.182 Neighbourhood Plan.**
The training session for the implementation of the Neighbourhood Plan would take place on a Thursday in June 2022. Date to be confirmed.
- PLT/21.183 Leeds City Council Core Strategy and Site Allocation Plan.**
No updates received.
- PLT/21.184 Leeds City Council – Statement of Community Involvement Consultation**
Deferred for consideration at the next meeting of the Committee.
- PLT/21.185 Rawdon Neighbourhood Plan – consultation**
RESOLVED: That the Clerk collate any comments from members and be given delegated authority to respond to the consultation based on members’ comments.
- PLT/21.186 Matters for information.** None
- PLT/21.187 Items for future agenda.** None
- PLT/21.188 Date of the next meeting**
Next meeting of the Committee: 14 April 2022.
Deadline for agenda items: 4 April 2022.
Noted.

The meeting closed at 7:38pm

*Distribution: Cllrs J Arbuckle, C Calvert, J Garvani, C Glover,
R Hardcastle, E Hyndes, R Jones, T Stones, M Townsley*

Signed Dated

Application No.	Address/Location	Details	Comments
22/00555/FU	64 Bletchley Road Horsforth Leeds LS18 4FG	Gazebo to rear garden.	Horsforth Town Council neither supports nor objects to this application.
22/00752/FU	98 Broadgate Lane Horsforth Leeds LS18 4BS	New porch to front; Single storey rear extension; Raised decking to rear; Hip to gable extension with dormer window to rear	Horsforth Town Council neither supports nor objects to this application.
22/00784/FU	23 Mackintosh Avenue Horsforth Leeds LS18 4FR	New rooflights to front and rear	Horsforth Town Council neither supports nor objects to this application.
22/00821/FU	3 St Margarets Drive Horsforth Leeds LS18 5BQ	Alterations including single storey front extension and conversion of garage into habitable room; Single storey side extension; Hipped roof extensions to side; Single storey rear extension	Objection. Horsforth Town Council is concerned with the loss of parking. NPI declared: Cllr E Hyndes knows the agent
22/00826/FU	27 Lee Lane East Horsforth Leeds LS18 5RF	Single storey side/rear extension; Juliet balcony to first and second floor at rear; new boundary wall to side	Horsforth Town Council neither supports nor objects to this application.
22/00930/FU	1 Hall Park Close Horsforth Leeds LS18 5LS	Single storey rear extension	Horsforth Town Council neither supports nor objects to this application.
22/01043/FU	39 West End Lane Horsforth Leeds LS18 5JP	Single storey side extension conversion of garage to habitable room with window extension to rear	Horsforth Town Council neither supports nor objects to this application.

Signed Dated

Application No.	Address/Location	Details	Comments
22/01074/FU	5 Bletchley Road Horsforth Leeds LS18 4FG	Single storey rear extension	Horsforth Town Council neither supports nor objects to this application.
22/01357/FU	105 Hall Park Avenue Horsforth Leeds LS18 5LU	Alterations including conversion of garage to habitable room, single storey side extension, with rooflights; part two storey part single storey rear extension, with rooflights; new windows to side and rear at first floor	Horsforth Town Council neither supports nor objects to this application.
22/01404/FU	36 Calverley Lane Horsforth Leeds LS18 4EB	Two storey side extension; detached garage to rear	Horsforth Town Council neither supports nor objects to this application.
22/01524/FU	18 Autumn Crescent Horsforth Leeds LS18 4HT	Double garage to side and rear	Horsforth Town Council neither supports nor objects to this application.
22/01527/FU	11 Drury Avenue Horsforth Leeds LS18 4BR	Single storey rear extension	Horsforth Town Council neither supports nor objects to this application.
22/01559/FU	Kenwood Cottage Outwood Lane Horsforth Leeds LS18 4HR	Alterations including part two storey part single storey rear extensions, with chimney; single storey side extension with rooflight; new rooflights to rear	Objection. Horsforth Town Council notes that it is proposed to use materials in keeping with the existing building and that the development may not be visible from the public highway, but is nevertheless concerned that there will be an adverse impact on the conservation area.

Signed Dated

Leeds City Council Planning Decisions 11.03.2022 – 08.04.2022

Proposed single storey portokabin

St Margarets C Of E Primary School Town Street Horsforth Leeds LS18 5BL

Ref. No: 21/06064/FU | Received: Tue 13 Jul 2021 | Validated: Fri 06 Aug 2021 | Status: Application Approved

Single storey side & rear extension and alterations to roof including new windows.

129 Town Street Horsforth Leeds LS18 5BL

Ref. No: 21/09631/FU | Received: Mon 29 Nov 2021 | Validated: Mon 29 Nov 2021 | Status: Application Approved

One illuminated freestanding notice board displaying LCD screen

Lister Hill Baptist Church 1 Brownberrie Avenue Horsforth Leeds LS18 5PW

Ref. No: 21/10086/ADV | Received: Thu 16 Dec 2021 | Validated: Fri 28 Jan 2022 | Status: Application Refused

Listed building application for single storey rear extension; replacement windows; installation of rooflight and alterations including demolition of attached garage

129 Town Street Horsforth Leeds LS18 5BL

Ref. No: 22/00347/LI | Received: Mon 17 Jan 2022 | Validated: Mon 17 Jan 2022 | Status: Application Approved

HTC comments:

Objection.

Horsforth Town Council objects to the application as the removal of the garage will mean a loss of dedicated parking for the property and lead to parking on the street.

Extract from LCC planning officer report:

Horsforth Town Council has objected to the removal of the garage as a loss of dedicated parking for the property.

This is not considered relevant to the consideration of a listed building application. Instead, this comment has been addressed in the report for the Full application (21/09631/FU)

Extract from LCC planning officer report for the full application (21/09631/FU)

The existing garage is to be removed as part of this application, and Horsforth Town council raised concerns regarding its loss. However, there is sufficient area of hardstanding to the rear for 2 vehicles to park within the curtilage of the site.

As such and in this regard the proposal is acceptable

Part two storey, part single storey rear extension.

14 Victoria Gardens Horsforth Leeds LS18 4PH

Ref. No: 22/00349/FU | Received: Mon 17 Jan 2022 | Validated: Mon 17 Jan 2022 | Status: Application Refused

LCC reasons for refusal:

1) The proposed part single storey part two storey rear extension is unacceptable by reason of its size, design and siting. The proposal fails to respect the form, proportions, and design of the host property, and as a result would have a significant impact the visual amenity of the host property and wider street scene. For all of these reasons the proposal would cause significant harm to the character and appearance of both the host property and the wider street scene and are thus contrary to saved UDP policies GP5 and BD6, policy P10 of the Core Strategy and policy HDG1 of the Householder Design Guide.

2) The Local Planning Authority considers that the proposed Juliet balcony when viewed in line with the flat roof element of the rear extension would, by virtue of its siting and elevated position result in a significant loss of privacy on the property at No.16 Victoria Gardens. The scheme therefore would have a significant detrimental impact on the residential amenity of these adjacent occupants. As such, the proposed property is considered to be contrary to saved policy GP5 of the Unitary Development Plan Review (2006) and policy HDG2 of the adopted Leeds Householder Design Guide.

HTC comments:

Horsforth Town Council neither supports nor objects to this application.

Conversion of garage in to habitable accommodation

24 Woodside Park Drive Horsforth Leeds LS18 4TG

Ref. No: 22/00362/FU | Received: Tue 18 Jan 2022 | Validated: Tue 18 Jan 2022 | Status: Application Approved

Outbuilding to rear

13 Stoney Croft Horsforth Leeds LS18 4RB

Ref. No: 22/00462/FU | Received: Fri 21 Jan 2022 | Validated: Wed 26 Jan 2022 | Status: Application Approved

Gazebo to rear garden.

64 Bletchley Road Horsforth Leeds LS18 4FG

Ref. No: 22/00555/FU | Received: Tue 25 Jan 2022 | Validated: Wed 16 Feb 2022 | Status: Application Approved

Single storey front extension, including canopy to front door

10 West Pasture Close Horsforth Leeds LS18 5PB

Ref. No: 22/00689/FU | Received: Fri 28 Jan 2022 | Validated: Fri 28 Jan 2022 | Status: Application Approved

New porch to front; Single storey rear extension; Raised decking to rear; Hip to gable extension with dormer window to rear

98 Broadgate Lane Horsforth Leeds LS18 4BS

Ref. No: 22/00752/FU | Received: Wed 02 Feb 2022 | Validated: Mon 07 Feb 2022 | Status: Application Approved

Single storey front extension; single storey rear extension; partial conversion of garage to utility room; dormer window to rear to create habitable room; rooflights to front and side

Sledmere Brownberrie Lane Horsforth Leeds LS18 5HF

Ref. No: 22/00768/FU | Received: Wed 02 Feb 2022 | Validated: Wed 02 Feb 2022 | Status: Application Approved

Single storey side and rear extension; new boundary wall to part of side boundary

27 Lee Lane East Horsforth Leeds LS18 5RF

Ref. No: 22/00826/FU | Received: Fri 04 Feb 2022 | Validated: Fri 04 Feb 2022 | Status: Application Approved

Single storey rear extension

1 Hall Park Close Horsforth Leeds LS18 5LS

Ref. No: 22/00930/FU | Received: Tue 08 Feb 2022 | Validated: Tue 08 Feb 2022 | Status:
Application Approved

Single storey rear extension

5 Bletchley Road Horsforth Leeds LS18 4FG

Ref. No: 22/01074/FU | Received: Mon 14 Feb 2022 | Validated: Mon 14 Feb 2022 | Status:
Application Approved

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Application No.	Address/Location	Details
22/01642/FU	39 Low Hall Road Horsforth Leeds LS18 4FQ	Garage conversion to habitable room space with garage door replacement with large window to front
22/01659/FU	15 Westbrook Close Horsforth Leeds LS18 5RQ	First floor side extension
22/01729/FU	46 Victoria Close Horsforth Leeds LS18 4PS	Single storey rear extension
22/01736/FU	53 Victoria Gardens Horsforth Leeds LS18 4PJ	Single storey side/rear extension; loft conversion with dormer window to side; alterations to side
22/01737/FU	3 West Pasture Close Horsforth Leeds LS18 5PB	Demolition of conservatory; single storey rear extension
22/01738/FU	103 Outwood Lane Horsforth Leeds LS18 4HU	Single storey side and rear extension
22/01740/FU	16 Greenbanks Drive Horsforth Leeds LS18 5BH	Alterations including single storey side/rear extension; New first floor window to side; hip to gable lend loft extension and single storey front extension
22/01766/FU	10 Manor Gate Horsforth Leeds LS18 4JD	Single storey rear extension.
22/01779/FU	Roof Top At 73-75 New Road Side Horsforth Leeds LS18 4QD	Additional 5G telecommunications equipment to existing base station
22/01814/FU	1 Clarence Drive Horsforth Leeds LS18 4JS	Demolition of garages and construction of one new dwelling with associated works off street parking and garden
22/01836/FU	Green Meadow Cottage 107 West End Lane Horsforth Leeds LS18 5ES	Two storey rear extension
22/01881/FU	15 Park Drive Horsforth Leeds LS18 5EB	Dormer window to rear and new roof light to front
22/01921/FU	24 Victoria Crescent Horsforth Leeds LS18 4PR	Single storey front side/rear extension
22/01994/FU	Bourne House Scotland Lane Horsforth Leeds LS18 5SE	Conversion of garage to habitable rooms; single storey infill extension, new garage and associated landscaping.
22/02080/FU	Horsforth School Lee Lane East Horsforth Leeds LS18 5RF	New vehicle hard-standing, reconfigured car parking and pedestrian routes
22/02081/FU	117 Hall Lane Horsforth Leeds LS18 5LZ	Single storey side extension and single storey rear extension with patio area
22/02144/FU	237 Outwood Lane Horsforth Leeds LS18 4SR	Replacement of existing flat roof and construction of new pitched roof over existing single storey side extension

Application No.	Address/Location	Details
22/02151/FU	38 St Margarets Road Horsforth Leeds LS18 5BG	Single storey rear extension; new pitched roof to side and first floor side extension with new window
22/02152/FU	40 St Margarets Road Horsforth Leeds LS18 5BG	Alterations including part two storey part first floor front extension, new hipped side roof with roof light; new window at first floor to side
22/02173/FU	6 Victoria Grove Horsforth Leeds LS18 4ST	Two storey and single storey side extension
22/02190/FU	8 St Margarets Drive Horsforth Leeds LS18 5BQ	Single storey side extension; single storey front extension; new pitched roof to side
22/02205/FU	6 The Green Horsforth Leeds LS18 5JB	Change of use of office to form two apartments
22/02233/FU	31 Victoria Crescent Horsforth Leeds LS18 4PT	Two storey front extension; two storey and single storey rear extension with covered terrace, green roof and raised patio area; new first floor window to side
22/02240/FU	16 Southway Horsforth Leeds LS18 5RP	Single storey rear extension
22/02260/FU	9 Greenbanks Drive Horsforth Leeds LS18 5BH	Raising the roof height creating a new first floor extension and raised patio area/steps to rear
22/02276/FU	7 Victoria Crescent Horsforth Leeds LS18 4PT	Part two storey side / rear and part single storey rear extension
22/02289/FU	Sports Pitch Near Principals House Leeds Trinity University College Brownberrie Lane Horsforth Leeds LS18 5HD	Alterations to artificial grass pitch fence, including new fencing to form spectator area; Creation of a team shelters area; Upgrading of existing floodlighting luminaire system to LED system
List updated:	8 April 2022 at 2:31pm	

Planning Appeal Decisions

Application No.	Address/Location	Details	HTC comments on application	Appeal ref	Appeal outcome
21/06812/FU	123 Hall Park Avenue Horsforth Leeds LS18 5LY	Part two storey and part single storey extension to side and rear.	Horsforth Town Council neither supports nor objects to this application.	APP/N4720/D/21/3289637	Appeal dismissed
21/04850/FU	85 Bachelor Lane Horsforth Leeds LS18 5NF	Replacement of existing pitched roof with flat roof	Horsforth Town Council neither supports nor objects to this application.	APP/N4720/D/21/3284934	Appeal dismissed

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Horsforth

Temporary event notices

Reference	Address	Start date and time	End date and time	Activities	Last date for representations	Notice Type/Comments
TEN/03908/22	Horsforth Brewery, 143 New Road Side, Horsforth, Leeds, LS18 4QD,	29/04/2022 11:30	01/05/2022 23:30	Sale by Retail of Alcohol Provision of Regulated Entertainment	08/04/2022	Normal TEN - Accepted as applied for Comments: Beer Festival With Food Truck And Live Music In Building And Car Park Area
TEN/00860/22	Horsforth Hall Park Cricket Club, Broadway, Horsforth, Leeds, LS18 5JY,	15/04/2022 11:00	15/04/2022 18:00	Sale by Retail of Alcohol Provision of Regulated Entertainment	07/04/2022	Late TEN - Accepted as applied for Comments: Family Fun Day