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Planning, Licensing & Traffic Committee Minutes
Thursday 14th August 2025 at 7pm
Horsforth Museum, 5 The Green, Horsforth, Leeds LS18 5JB

Present: In Chair – Vice Chair Cllr D Brosnan, Cllr G Garvani substituting Cllr A Goulden, Cllrs J Garvani and E Hyndes

In attendance: Administration Assistant Steph White, Cllr R Jones and nine members of the public.

PLT/25.26 To receive apologies for absence and to consider the reason for the absence

Apologies received from Cllrs A Goulden, R Hardcastle and B Cousins and their reasons were approved.

PLT/25.27 Declaration of Disclosable Pecuniary and other Interests

Cllrs G Garvani and J Garvani are neighbours of the residents of the property regarding application number 25/04449/FU. They did not take part in the discussion of this planning application.

Application number 25/03109/FU is in relation to the council building. The committee did not comment on this application.

PLT/25.28 To consider questions and comments from members of the public at the Chairman's discretion.

Members of the public were in attendance to discuss item PLT/25.37 Leeds City Council Core Strategy and Site Allocation Plan.

PLT/25.29 Minutes of the previous meetings

Resolved to approve the minutes of the meeting held on Thursday 10th July 2025.

PLT/25.30 Leeds City Council Planning Decisions

The planning decisions were noted.

PLT/25.32 New Planning Applications

30.1 To note the planning applications received since the meeting held on 10th July 2025 and the comments made by the Proper Officer whilst she had delegated powers to comment. See agenda pack.

The comments submitted by the Proper Officer for recent applications were noted.

30.2 To consider and comment on planning applications received from Leeds City Council since the last meeting of the Committee.

Resolved to comment on the planning applications as per Appendix 1.

PLT/25.31 Planning Appeals & Planning Appeal Decisions

No planning appeals to note.

PLT/25.32 Planning Enforcement

No planning enforcements to note.

PLT/25.33 Licensing Applications

The licensing applications were noted.

PLT/25.34 Traffic

To consider and approve any action in relation to traffic issues, including the following:

34.1 Complaints

To discuss a complaint received regarding vehicle users exceeding the speed limit on King George Road.

Agreed to refer the complaint to the Police.

34.2 Traffic schemes

To consider the decision made to introduce parking charges at the Fink Hill car park.

To note. It was agreed to monitor the displacement of cars in the local area around the car park once the parking charges come into force.

34.3 Speed indicator device (SID) updates and any data

Steph awaiting details from LCC regarding the hire of the temporary SID.

The software is not compatible with Mac computers. Cllr J Garvani to contact highways to see if alternative software can be used.

PLT/25.35 Leeds Bradford Airport (LBA)

To consider the following:

35.1 Leeds Bradford Airport Consultative Committee

No updates to note.

35.2 Leeds Bradford Airspace Change – to receive and note updates (if any)

No updates to note.

35.3 Any other matters relating to Leeds Bradford Airport (LBA).

Nominate Cllr S Dowling to take over as representative of the Airport Consultative Committee.

PLT/25.36 Neighbourhood Plan.

No updates to note.

PLT/25.37 Leeds City Council Core Strategy and Site Allocation Plan

To consider and approve the minutes and recommendations of the Local Plan Working Group meeting on 24th July 2025, including the Appendix containing the proposed response from the Town Council to the LCC site allocation plan consultation.

The minutes and recommendations from the Local Plan Working Group meeting were agreed.

Members of the public were in attendance to discuss. See appendix 2 for the group's comments. It was agreed that Horsforth Town Council is unable to support the printing of flyers for members of the public. It was also reiterated that the consultation is not being carried out by Horsforth Town Council and that the local plan consultation is the responsibility of Leeds City Council although we have carried out some publication of the consultation at some events such as the Farmers' Market, Breeze and online. Horsforth Town Council will a request for a public meeting with Leeds City Council but cannot make a promise on their behalf.

It was noted that the initial screening score for the Kemp land is extremely low, which reduces the chances that this land will be allocated for development considerably. Many of the points are already reflected in the response to the consultation that Horsforth Town Council were formally agreed. The full response will be publicised on Horsforth Town Council Website and social media platforms.

PLT/25.38 To consider correspondence received and agree any necessary action

No correspondence received.

PLT/25.39 Matters for information.

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Advertisement change for The Candy Shop on Town Street. Application number [25/04662/ADV](#).

The committee agreed to submit the following objection:

The advertisement is located within Area 1 of the Horsforth Character Areas and is therefore covered by adopted Neighbourhood Plan Policy BE1. The lighting and signage does not reflect the existing historic streetscape of Town Street in terms of its scale, nor its quality, nor the materials in use as part of the signage.

The advertisement is also covered by Neighbourhood Plan Policy BE2. The shop lighting is not in keeping with neighbouring shops, and provides a significant lighting contrast. The lighting is also a considerable source of light pollution and could disturb those living in Quarry Terrace, adjacent to the shop. Finally, the advertisement/lighting is clearly used primarily to create a presence at night.

The advertisement is against the adopted Neighbourhood Plan and therefore the Town Council must object to this application on these grounds.

PLT/25.40 Items for future agenda

No agenda items were requested.

PLT/25.41 Date of the next meeting

Next meeting of the Committee: 18th September 2025

Deadline for agenda items: 8th September 2025

The meeting dates were noted.

The meeting concluded at 8:50pm

Distribution: Cllrs, A Goulden, D Brosnan, E Bromley, B Cousins, J Garvani, R Hardcastle, E Hyndes

Appendix 1 - Minute No. PLT/25.24.2 – comments on new planning applications

Reference	Application Validated	Deadline for comments	Address	Proposal	HTC Response
25/04046/FU	Wed 23 Jul 2025	Mon 01 Sep 2025	16 Newlaithes Road Horsforth Leeds LS18 4LG	Single storey rear extension; addition of roof lights to rear to form rooms in roof space; addition of a door to side and replacement windows to all elevations; change to roof materials; associated landscaping	Horsforth Town Council neither supports nor objects to this application.
25/04290/FU	Fri 18 Jul 2025	Fri 15 Aug 2025	55 Scotland Way Horsforth Leeds LS18 5SQ	Conversion of existing detached garage to form habitable room with alterations including replacement of flat roof with pitch roof with roof light; new door to side and blocking up of original garage door; existing timber window to be replaced with UPVC	Horsforth Town Council neither supports nor objects to this application.

25/04287/FU	Wed 23 Jul 2025	Fri 15 Aug 2025	26 Riverside View Horsforth Leeds LS18 4GP	Replacement of garage door with window, stonework and cill to match existing	Horsforth Town Council neither supports nor objects to this application.
25/04284/FU	Fri 18 Jul 2025	Fri 15 Aug 2025	1 Beechwood Close Horsforth Leeds LS18 5RR	Two storey side extension including dormer window to front; first floor rear extension; demolition of existing garage; new bifold door to rear	Horsforth Town Council neither supports nor objects to this application.
25/03190/FU	Mon 21 Jul 2025	Mon 01 Sep 2025	Rear Of 83 Featherbank Lane Horsforth Leeds LS18 4NW	Part demolition of existing garages/workshop; erection of replacement building for use as mechanics workshop	Horsforth Town Council objects to this application on the grounds the residential area it back onto will be impacted by the development.
25/04501/FU	Tue 29 Jul 2025	Sat 23 Aug 2025	3 West End Rise Horsforth Leeds LS18 5JH	Demolition of existing garage to side and construction of single storey side/rear extension	Horsforth Town Council neither supports nor objects to this application.
25/04449/FU	Wed 30 Jul 2025	Fri 22 Aug 2025	37 Newlay Grove Horsforth LS18 4LQ	Enlargement of dormer window to front; dormer window to rear; new french windows to rear	Cllrs G Garvani and J Garvani are neighbours of the residents this property. They did not take part in the discussion of this planning application. Horsforth Town Council neither supports nor objects to this application.
25/03109/FU	Wed 30 Jul 2025	Mon 01 Sep 2025	3 The Green Horsforth Leeds LS18 4RH	Variation of condition 2 (Approved Plans) to previously approved Planning Application 23/07355/FU (Alterations including removal of rear bay window; installation of accessible door to rear; removal of existing rear access ramp and regrading of land to provide level access; provision of 3 bollards to rear yard; new external lighting to rear; new external vents to rear; replacement windows to front and side; new drain to front; internal reconfiguration and installation of lift) to replace the door and fanlight with a new timber door, frame and fanlight	This application is for the council building. The committee did not comment on this application.

				to match the existing door profile and design, like for like, and install a new frame and fanlight	
25/03814/FU	Fri 11 Jul 2025	Sun 17 Aug 2025	Station House Calverley Lane Horsforth Leeds LS13 1NP	Part two storey part first floor link extension; rooflights to rear	Horsforth Town Council neither supports nor objects to this application.
25/04269/FU	Thu 17 Jul 2025	Thu 14 Aug 2025	1A Park Grove Horsforth Leeds LS18 5EE	Part two storey part single storey rear extension; new window to first floor at side; new door, window and canopy to front; new door to side	Horsforth Town Council neither supports nor objects to this application.

Appendix 2 PLT/25.37 - Comments from residents regarding Leeds City Council Core Strategy and Site Allocation Plan

Hello Steph/councillors

It was good to meet you all at the planning meeting last night.

Please let us know if we can print the flyer we are preparing at the council offices. We need to get these distributed asap so a quick response would be appreciated.

We promised to send in our list of key concerns about the land allocation discussions - see below.

Our comments focus on the area nearest to us but we are very concerned about other areas including the solar farm area on the Billing which would destroy a beautiful area. If this is indeed for the airport (as indicated by their ceo at a recent meeting) surely they could have incorporated this somewhere on their brownfield land or their new buildings! The airport management team appear determined to destroy parts of our area with no concern for the impact on health and well-being of local people and our environment.

For your information I have also now been advised that farmer Kemp who owns the west end lane land had not put his land up as a suggestion for building on, this was done by a developer. It seems bizarre

that a developer can just identify a piece of land and put it forward without any discussion with the owner!

Please let me know how the City and Town council will ensure that more people are aware of this issue as agreed last night. I appreciate that you need to liaise with John Garvani re some of this. I have copied John in for ease.

As we demonstrated last night the majority of people are not aware of the matter or how to make their feelings known. Also not everyone can respond online so the minimal communication about this that we have had hasn't been inclusive to those you can't access social media or reply online. John Garvani mentioned the library but not everyone goes there. Surely this doesn't meet requirements around inclusivity and access re consultations?

We also shared that confusion has also happened at the meetings held with incorrect information being given by a speaker re who makes the decision on which land is put forward to government. In addition not having a meeting in Horsforth was a serious omission and one which we hope will not be repeated in future.

Key concerns of the Westway resident's group are:

The loss of the green belt.

Any development would result in the loss of green open space, habitat for nature, and affect an area that includes part of the 'Leeds Country Way'.

Our green spaces are precious. Poor mental health is recognised as a huge health issue with massive impacts on individuals, families, society and ultimately the economy. It is vital that people have easy access to green open spaces to walk, relax and spend time in.

We do not have the infrastructure to support more housing. Our roads are already very badly congested; it is increasingly difficult to get a doctor's appointment; our schools are full and the impact on our environment would be extremely detrimental.

More cars on our roads would also compromise the safety of our roads. The area has an inability to cope with yet more traffic. We have not felt the full impact of the development at the old college site and that will already put even further pressure on our already congested roads.

West End Lane leading to West End Rise is a narrow, country style road. The road already has constant water leak issues with water running down the road at most times of year. Flooding would be a real concern if areas of natural drainage were replaced by housing and hard structures.

There is a massive mains gas pipe running across the area. This is marked.

The site is used both as working agricultural land and also as a Pick Your Own fruit, flowers and pumpkins etc.. During the different seasons the fields provide thousands of people from the local community with a meaningful way to connect with the natural environment. Literally hundreds of families, many with small children arrive each week to pick their own strawberries, raspberries and flowers amongst butterflies and nature. Any development would remove an important community asset and the opportunity for this engagement with countryside.

Lack of Conservation of the Natural Environment - there is lots of wildlife in the area including foxes and wild deer. Their natural habitats would be destroyed by the development of this area.

An overall negative impact on the landscape and environment of Horsforth, Rawdon and the surrounding areas.

Loss of the individual identity and the intrinsic character of Horsforth - the town appears in the Domesday Book as Horseford. The size of the land areas put forward for consideration by developers/owners would merge areas and we would lose our individual identities.

The combined fields are an integral part of the landscape of Horsforth. The current vista provides views of the natural landscape stretching through the Aire Valley right up towards the distant hills of Shipley Glen. If developed this connection local people have with their natural environment will be lost and beautiful views will be destroyed. For those looking towards Horsforth their experience will also be massively impacted and the area just look like urban sprawl with no little green space.

Billing area - solar panels

Public Rights of Way AIREBOROUGH 81, 83 and 140 run along/perimeter to the site, providing valued recreational routes used by walkers. These paths currently deliver open, rural views across farmland between Horsforth and Yeadon. The introduction of extensive solar panels, security fences and associated infrastructure would significantly harm the visual amenity, tranquillity and rural character of these routes. Such impact conflicts with the NPPF's requirement to "recognise the intrinsic character and beauty of the countryside" and Leeds Local Plan policy to protect public rights of way. Please advise me re the printing request in the next few days as getting these out will take time.

Also I would appreciate details of what additional measures the council will undertake to reach people who may wish to comment on this matter and make it easy and accessible for them to do this. As stated due to the lack of engagement many people are not currently aware of this.

Kind regards

(Name redacted)

Westway residents group