



Horsforth Town Council

The Stables, 2 Church Road

Horsforth

Leeds

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Planning, Licensing and Traffic Committee

Thursday 13th February 2025

AGENDA PACK

Distribution: Cllrs R Hardcastle, D Brosnan, M Fletcher, G Garvani, A Goulden, E Hyndes



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**Planning, Licensing & Traffic Committee Minutes
Thursday 23rd January 2025 at 7pm
Horsforth Museum, 5 The Green, Horsforth, LS18 5JB**

Present: In Chair – Cllrs R Hardcastle, D Brosnan, M Fletcher, A Goulden, and E Hydes

In attendance: B Crabtree – Clerk, Leeds West Despatch correspondent

PLT/24.103 To receive apologies for absence and to consider the reason for the absence
Apologies were received from Cllr G Garvani, and reasons were approved.

PLT/24.104 Declaration of Disclosable Pecuniary and other Interests
Cllr Hardcastle declared an interest in item PLT/24.108.2, application 25/00111/FU/NE.

PLT/24.105 To consider questions and comments from members of the public at the Chairman's discretion
The Horsforth correspondent for Leeds West Despatch was in attendance.

PLT/24.106 Minutes of the previous meetings
Resolved to approve the minutes of the meeting held on Thursday 21st November 2024 as an accurate record.

PLT/24.107 Leeds City Council Planning Decisions
The planning decisions were noted.

PLT/24.108 New Planning Applications

108.1 To note the planning applications received since the meeting held on 24th October and the comments made by the Proper Officer whilst she had delegated powers to comment.
The comments submitted by the Proper Officer for recent applications were noted.

108.2 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/24.109 Planning Appeals & Planning Appeal Decisions
The appeals were noted.

PLT/24.110 Planning Enforcement
No planning enforcements to note.

PLT/24.111 Licensing Applications
The Clerk provided details about licensing applications received since the agenda was published and there were no comments.

PLT/24.112 Traffic

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

112.1 Complaints (if any)

None to report.

112.2 Traffic schemes (if any)

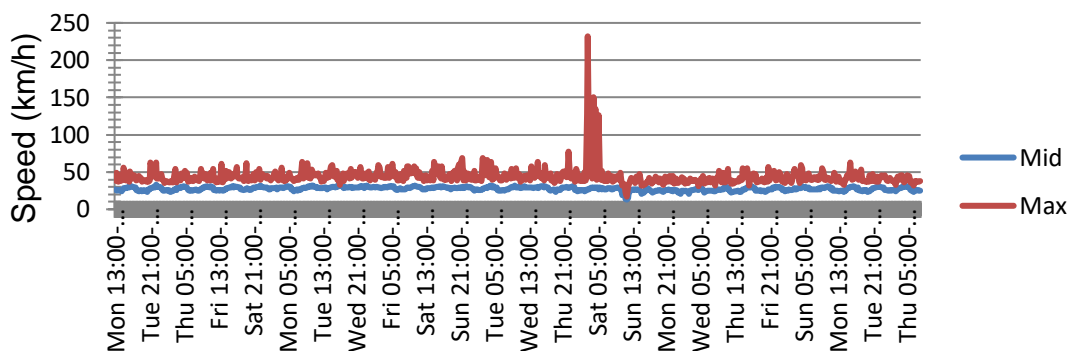
None to report.

112.3 Speed indicator device (SID) updates and any data

Cllr Fletcher had provided the following data to councillors in advance of the meeting.

Resolved to move the SID to a different location and the Clerk will investigate locations and confirm the cost. Councillors also asked the Clerk to contact the Clerk to enquire about borrowing a SID and prepare the necessary arrangements.

Sequence Average and Maximum speed



Evaluation time 16 December 2024,13:00 - 16 January 2025,19:00						
Speed limit	50km/h	Values	Vehicles	Vd[km/h]	Vmax[km/h]	V85 [km/h]
Speed violations	0.0005	382684	42822	27	232	31
ADT	1370					
AYT	500050					
Evaluation direction	Arriving					

PLT/24.113 Leeds Bradford Airport (LBA)

To consider the following:

113.1. Leeds Bradford Airport Consultative Committee

No updates to note.

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

No updates to note.

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

It was noted that LBA has invited councillors to visit the new terminal, and the Clerk will contact them about this.

The Clerk made councillors aware that she has received correspondence raising concerns about the night flights and that LCC is holding a public enquiry in March about LBA’s appeal for a change in night flight rules. A representative from GALBA is due to attend the Full Council meeting in March to discuss this further.

PLT/24.114 Neighbourhood Plan.

To consider any updates and agree any necessary action including:

114.1. To receive an update from the Neighbourhood Plan working group and consider a quote for neighbourhood planning online training at a cost of £250.

Cllr Goulden reported that the first consultation is due to end on 30th January, and he is going to collate all the data and analyse it so that it can be discussed at the next WG meeting being held in February.

Horsforth Climate Action has provided some comments on the Neighbourhood Plan and the recently adopted Biodiversity Policy. This will be considered by the working group. Cllr Goulden said the WG would like to work with HCA and other relevant community groups when reviewing the plan.

It was noted that Cllr Goulden has invited I. Mackay from LCC to attend the next PL&T Committee meeting to get his insight and provide an update about the site allocation plan.

Resolved to defer considering the training quote to the next Full Council meeting.

PLT/24.115 Leeds City Council Core Strategy and Site Allocation Plan

No update.

PLT/24.116 To consider correspondence received and agree any necessary action:

116.1. To consider the Biodiversity Policy and the feedback from Horsforth Climate Action

The feedback from HCA was discussed. It was noted that the TC would not be able to prepare a biodiversity report due to a limited budget. The Neighbourhood Plan Working Group will consider this further at the next meeting.

PLT/24.117 Matters for information

Cllr Goulden reported that a restaurant on Town Street is occupying more space on the street than allowed and it was agreed to monitor this.

PLT/24.118 Items for future agenda

No items requested.

PLT/24.119 Date of the next meeting

Next meeting of the Committee: 13th February 2025

Deadline for agenda items: 3rd February 2025

The meeting date was noted.

The meeting concluded at 7.57pm

Distribution: Cllrs R Hardcastle, D Brosnan, M Fletcher, G Garvani, A Goulden, E Hydes

Appendix 1 - Minute No. PLT/24.108.2 – comments on new planning applications

Reference	Application Validated	Deadline for comments	Address	Proposal	HTC Response
25/00091/FU/NW	Tue 07 Jan 2025	Sat 01 Feb 2025	16 Stanhope Drive Horsforth Leeds	Single storey front extension with new door/raised steps and railings to side	Horsforth Town Council neither supports nor objects to this application.
25/00039/FU/NW	Fri 03 Jan 2025	Thu 30 Jan 2025	1A Park Grove Horsforth Leeds	Two storey rear extension; dormer window to rear; roof lights to front; new first floor windows to both sides; new canopy to front; replacement windows; new front door and removal of chimneys	Horsforth Town Council neither supports nor objects to this application.
25/00043/FU/NW	Fri 03 Jan 2025	Thu 30 Jan 2025	92 West End Drive	Part single storey part first floor side extension and large patio	Horsforth Town Council neither supports nor

			Horsforth Leeds	doors replacing small window to rear	objects to this application.
24/07207/FU/NW	Fri 10 Jan 2025	Fri 21 Feb 2025	60 Outwood Lane Horsforth Leeds	Demolition of garden room to side/rear replaced with single storey side/rear extension; dormer window to rear; bay window replacing garage door to front making it a garage conversion to habitable room space; replacement windows to first floor rear and extension to existing detached garage forming part garage conversion to habitable room space	Horsforth Town Council neither supports nor objects to this application.
25/00079/FU/NW	Tue 07 Jan 2025	Sat 01 Feb 2025	27 St Margarets Road Horsforth Leeds	Gable end first floor side extension; single storey rear extension; single storey front extension; garage conversion to habitable room space; replacing garage door/front door and windows	Horsforth Town Council neither supports nor objects to this application.
25/00087/FU/NW	Tue 07 Jan 2025	Sat 01 Feb 2025	23 Victoria Close Horsforth Leeds	Demolition of existing garden shed and store; new summer house to rear, attached to existing garage	Horsforth Town Council neither supports nor objects to this application.
25/00111/FU/NW	Wed 08 Jan 2025	Fri 07 Feb 2025	43 Hunger Hills Avenue Horsforth Leeds	Conversion of existing garage to habitable accommodation with extension over existing garage; single storey front extension; alterations to window and door openings; removal of rear chimney and alterations to existing front driveway.	Horsforth Town Council neither supports nor objects to this application.
25/00093/FU/NW	Tue 14 Jan 2025	Sat 08 Feb 2025	37 Victoria Crescent Horsforth Leeds	Gable wall side extension with dormer window to rear and roof light to front	Horsforth Town Council neither supports nor objects to this application.

END OF DRAFT MINUTES

Item 6

Leeds City Council Planning Decisions 16.01.2025 to 05.02.2025

Reference	Address	Proposal	HTC Response	Decision
24/06717/FU	68 West End Lane Horsforth Leeds LS18 5EP	Two storey side extension; single storey front extension; first floor rear extension; single storey side and rear extension with first floor balcony over; raising of eaves ridge height and addition of roof lights and second floor windows to side and rear elevations to form habitable rooms in roof space; alterations to fenestration to front, side and rear; enlarged hard standing to front/side.	The TC did not comment	Approved
24/06319/FU	70 Stanhope Drive Horsforth Leeds LS18 4ES	Two storey side/rear extension	Horsforth Town Council neither supports nor objects to this application.	Approved
24/06299/FU	41 Newlay Grove Horsforth Leeds LS18 4LQ	Single storey extensions to side and rear	Horsforth Town Council neither supports nor objects to this application.	Approved
24/06494/FU	49 Hall Park Avenue Horsforth Leeds LS18 5LR	Demolition of detached garage, erection of two storey part single storey front, side and rear extension; widening of access and enlargement	Horsforth Town Council neither supports nor objects to this application.	Approved

		driveway; replacement of first floor rear window with obscured window; replacement of ground floor rear sliding doors with bi folding doors; new first floor side window		
24/06920/FU	39 Lee Lane East Horsforth	Gable wall extension to side; dormer window to rear; roof light to front	Horsforth Town Council neither supports nor objects to this application.	Approved
24/07034/FU/NW	9 Woodvile Crescent Horsforth	Removal of a chimney; addition of dormer with windows to front to form rooms in roof space	Horsforth Town Council neither supports nor objects to this application.	Approved
24/07095/FU/NW	31 Breary Avenue Horsforth	Single storey extension to side and front; new canopy to front	Horsforth Town Council neither supports nor objects to this application.	Refused: The Local Planning Authority considers that the proposed single storey extension to side and north east elevation including new canopy, by virtue of its design, form and positioning, would represent an unsympathetic and alien addition which would be significantly harmful to the character and appearance of the application property and the wider street scene. Therefore, the proposal would be contrary to policies P10 and P12 of the Core Strategy, saved UDP policies GP5 and BD6, policy HDG1 of the Householder Design Guide SPD and guidance contained in the National Planning Policy Framework.

24/07100/FU/NW	2 Calverley Lane Horsforth	Single storey side and rear extension	Horsforth Town Council neither supports nor objects to this application.	Approved
24/06194/FU	The Bungalow Farm Scotland Lane Horsforth	Demolition of existing dwelling and outbuildings; erection of dwelling with new access and associated site levelling, hard and soft landscaping works including new dropped kerb, driveway and boundary wall to front	Horsforth Town Council neither supports nor objects to this application.	Refused: The Local Planning Authority considers that the encroachment of a residential curtilage into the Green Belt along with the location and scale of the proposed dwelling would have a significant and adverse impact on the openness and character and appearance of the Green Belt. This harm would be exacerbated by the failure to provide suitable buffer planting to assimilate the proposal into its surroundings. As such the proposal is contrary to policy H2 of Leeds Core Strategy, to policies GP5, N24, N33 and GB25 of Leeds Unitary Development Plan (Review) 2006, to the guidance contained in the Greening the Built Edge supplementary planning guidance document and to the policy set out in the National Planning Policy Framework. The Local Planning Authority considers that the proposal would, by reason of its scale, design and prominent location result in a visually dominant and incongruous development which would cause significant harm to the character and visual appearance of both the application site and the wider street scene. This harm would be exacerbated by the

				<p>implications of the proposal for existing trees and the lack of appropriate landscaping to assimilate the proposal into its surroundings. As such the proposal is contrary to policy P10 of Leeds Core Strategy, to policies GP5, N23, N25 and LD1 of Leeds Unitary Development Plan (Review) 2006, to policy Land 2 of the Natural Resources and Waste Local Plan, to the guidance contained in the Neighbourhoods for Living and Guideline Distances from Development to Trees supplementary planning guidance documents, to the aims and intentions of the Horsforth Neighbourhood Plan, and to the policy set out in the National Planning Policy Framework. It has not been demonstrated that there would be a net gain in biodiversity at the site as a result of the proposal. As such the proposal is contrary to Policy G9 of the Core Strategy.</p>
24/06904/FU/NW	1 Poplar Drive Horsforth Leeds	Single storey rear and side extension	Horsforth Town Council neither supports nor objects to this application.	Approved
24/06911/FU/NW	36 Regent Road Horsforth Leeds	Erection of single storey outbuilding	Horsforth Town Council neither supports nor objects to this application.	Approved
24/06914/FU	The Stable Bayton House Bayton Lane Horsforth	Demolition of existing conservatory and erection of single storey side extension; new first floor balcony to front; new and	Horsforth Town Council neither supports nor objects to this application.	Approved

		altered fenestration to front		
24/06240/FU	29 Alexandra Road Horsforth Leeds LS18 4HE	Single story side and rear extension	Horsforth Town Council neither supports nor objects to this application.	Approved
24/07216/FU/NW	15 Woodway Drive Horsforth	Loft conversion with dormer window to the rear	Horsforth Town Council neither supports nor objects to this application.	Refused: The Local Planning Authority considers that the proposed development would, by reason of its size, design and location, result in a visually dominant and incongruous feature that would fail to respect character and appearance of the existing dwelling. It would therefore be harmful to the character and appearance of the locality and would detract from the character and appearance of a designated Conservation Area. As such the proposal is contrary to policies P10 and P11 of Leeds Core Strategy, to policies GP5, N19 and BD6 of Leeds Unitary Development Plan (Review) 2006, to policy HDG1 of the Householder Design Guide Supplementary Planning Document (and to the guidance contained within it), to the aims and intentions of Horsforth Design Statement, and to the policy set out in the National Planning Policy Framework.

24/07224/FU/NW	105 Hawksworth Road Horsforth	Single storey side extension, dormer window to the front and bi-fold doors to the rear	Horsforth Town Council neither supports nor objects to this application.	Approved
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Item 7.1

Leeds City Council Planning Applications since 23rd January 2025 and the comments made by the Proper Officer with delegated powers.

Reference	Address	Proposal	HTC Response
25/00269/FU/NW	22 Bletchley Road Horsforth Leeds	Part garage conversion to habitable room space	Horsforth Town Council neither supports nor objects to this application.
25/00240/FU/NW	4 Airedale Grove Horsforth Leeds	Demolition of conservatory and detached garage; construction of two storey side extension; part two storey, part single storey rear extension; associated landscaping including patio area to rear	Horsforth Town Council neither supports nor objects to this application.
25/00117/FU/NW	4 Clarence Road Horsforth Leeds	Conversion involving internal alterations to through terrace property to form two back-to-back terrace properties	Horsforth Town Council neither supports nor objects to this application.

Item 7.2

Leeds City Council Planning Applications to consider.

Reference	Address	Proposal
25/00255/FU/NW	249 New Road Side Horsforth Leeds	Change of use from residential (use class C3) to dental premises (use class E(e))
25/00355/FU/NW	3 Brownberrie Crescent Horsforth Leeds	Conservatory to be removed to rear and replaced with single storey rear extension
25/00287/FU/NW	1 Hall Park Rise Horsforth Leeds	First floor and single storey extension to front/side; new pitched roof over existing garage; replacement of door with french doors and replacement of french door with one window to rear
25/00401/LI/NW	57 Long Row Horsforth Leeds	Listed Building application for conversion of detached garage to habitable rooms, incorporating increased ridge height

25/00365/FU/NW	2 Oliver Hill Horsforth Leeds	Retrospective application for demolition of existing raised terrace area, retaining wall, steps conservatory, attached garage, chimney and removal of roof to existing bungalow to a create new first floor extension with rooms in roof space and roof lights to front to form a dwelling house including addition of new raised terrace area with balustrade above including addition of new raised terrace area with balustrade above to side; amendments to fenestration and new render to al elevations
25/00578/FU/NW	Vergers Cottage Town Street Court Horsforth	Detached garage to side
25/00632/FU/NW	3 Oliver Hi l Horsforth Leeds	Single storey side/rear extension and garage conversion to habitable room space

Item 8
 Planning Appeals & Planning Appeal Decisions after 23.01.2025

Application number	Address location	Details	HTC comments on application	Appeal ref	Procedure
24/02440/OT	Land To The North Of Wood Lane And East Of Cragg Hill Farm	Outline application for nine dwellings and construction of access	<p>Horsforth Town Council objects to this application due to the application going against the Horsforth Neighbourhood Plan. Specifically:</p> <p>Policy BE1: Area 4 Calls to respect the importance of green space in and around the area Calls to ensure movement through and around the conservation area is not restricted Calls to respect important views, of which Wood Lane is considered one All of these would be significantly adversely affected by the development</p> <p>Policy TT3 Land has a non-definitive footpath running across it Development and transfer of land to a private amenity firm, and subsequent restriction of access, may therefore adversely affect Horsforth walking provision</p> <p>Also there are some highway safety concerns, particularly the wall on Wood Lane and the risk of damage to neighbouring properties.</p>	APP/N4720/W/25/3359261	written reps

Item 10 Temporary event notices

Reference	Address	Event dates	Activities	Activities dates & times	Last date for representations	Notice type/comments
TEN/004947	Horsforth School, Lee Lane East, Horsforth, Leeds, LS18 5RF,	08/02/2025 - 08/02/2025	The sale by retail of alcohol	18:00 - 21:30	29/01/2025	Normal Temporary Event Notice - Notice Accepted
TEN/004962	Old Kings Arms, The Green, Horsforth, Leeds, LS18 5JB,	14/02/2025 - 15/02/2025	The sale by retail of alcohol	14/02/2025 19:00 - 23:59	31/01/2025	Normal Temporary Event Notice - Notice Accepted
TEN/004978	Westbrook Lane Primary School, Westbrook Lane, Horsforth, Leeds, LS18 5AH,	03/04/2025 - 03/04/2025	The sale by retail of alcohol	16:00 - 21:00	04/02/2025	Normal Temporary Event Notice - Notice Accepted

Premises Licence or Club Premises Certificate applications

Reference	Premises name and address	Application type	Description of application	Last date for representations
PREM/04186/003	Once Upon A Vine, 21 Town Street Horsforth Leeds LS18 5LJ	Variation	The variation application proposes to extend the hours for the sale of alcohol. Sale by retail of alcohol Changing from: Monday to Friday 11:00 - 21:00 Saturday 10:00 - 21:00 Sunday 12:00 - 17:00	04/03/2025

			<p>Proposed hours:</p> <p>Monday to Thursday 10:00 - 22:00</p> <p>Friday & Saturday 09:00 - 22:30</p> <p>Sunday 10:00 - 21:00</p> <p>Alcohol sold for consumption on and off the premises</p> <p>Opening hours</p> <p>Changing from:</p> <p>Monday to Friday 11:00 - 21:00</p> <p>Saturday 10:00 - 21:00</p> <p>Sunday 12:00 - 17:00</p> <p>Proposed opening hours:</p> <p>Monday to Thursday 10:00 - 22:00</p> <p>Friday & Saturday 09:00 - 22:30</p> <p>Sunday 10:00 - 21:00</p>	
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