



## Horsforth Town Council

The Stables, 2 Church Road

Horsforth

Leeds

LS18 5LG

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Planning, Licensing and Traffic Committee

Thursday 14<sup>th</sup> August 2025

### AGENDA PACK

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



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**Planning, Licensing & Traffic Committee Minutes**  
**Thursday 10<sup>th</sup> July 2025 at 7pm**  
**Horsforth Museum, 5 The Green, Horsforth, Leeds LS18 5JB**

**Present: In Chair** – Vice Chair Cllr D Brosnan  
E Bromley, J Garvani and E Hyndes

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

**PLT/25.19 To receive apologies for absence and to consider the reason for the absence**

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

**PLT/25.20 Declaration of Disclosable Pecuniary and other Interests**

None declared.

**PLT/25.21 To consider questions and comments from members of the public at the Chairman's discretion.**

Two member of the public to object to planning application 25/03502/FU. Their objections are based on loss of loft space, disruption of daily life, strain on parking, over development, impact on an historic and protected area, lack of respect for long-standing residents, structural and safety concerns, fire safety and emergency access, loss of privacy and increased noise, no provision for temporary relocation, impact on conservation area and roofline, erosion of resident confidence and loss of property value. The objections made were considered and the committee resolved to object on three of the grounds put forward. See appendix 1. The committee also advised that the member of the public submit their own objection via the planning portal.

**PLT/25.22 Minutes of the previous meetings**

**Resolved** to approve the minutes of the meeting held on Thursday 12<sup>th</sup> June 2025.

**PLT/25.23 Leeds City Council Planning Decisions**

The planning decisions were noted.

**PLT/25.24 New Planning Applications**

**24.1 To note the planning applications received since the meeting held on 12<sup>th</sup> June 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.

**24.2 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/25.25 Planning Appeals & Planning Appeal Decisions**

Appeals were noted.

**PLT/25.26 Planning Enforcement**

No planning enforcements to note.

**PLT/25.27 Licensing Applications**

The licensing applications were noted.

**PLT/25.28 Traffic**

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

**11.1 Complaints**

None to report.

**11.2 Traffic schemes**

None to report.

**11.3 Speed indicator device (SID) updates and any data**

Data was unable to be collected this month. There will be data available for the last two months at the August PL&T committee meeting.

Steph to order a temporary SID. Cllr D Brosnan to request teams to decide where we would like the SID to be located.

**PLT/25.29 Leeds Bradford Airport (LBA)**

**To consider the following:**

**12.1 Leeds Bradford Airport Consultative Committee**

Still waiting for the report from the consultative committee.

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

No updates to note.

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

No updates to note.

**PLT/25.30 Neighbourhood Plan.**

No updates to note.

**PLT/25.31 Leeds City Council Core Strategy and Site Allocation Plan**

It was agreed to set up a consultation and pass on to Full Council to consider forming a working group.

**PLT/25.32 To consider correspondence received and agree any necessary action**

No correspondence received.

**PLT/25.33 Matters for information.**

No matters for information.

**PLT/25.34 Items for future agenda**

No agenda items were requested.

**PLT/25.35 Date of the next meeting**

**Next meeting of the Committee: 14<sup>th</sup> August 2025**

**Deadline for agenda items: 4<sup>th</sup> August 2025**

The meeting dates were noted.

The meeting concluded at 7:55pm

*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
<a href="#">25/03244/FU</a>	Fri 13 Jun 2025	Fri 18 Jul 2025	73 Outwood Lane Horsforth LS18 4HU	Demolition of garage to rear; detached garden room to rear with decking to front; new bifold door to rear; loft conversion including dormer window to rear and rooflights to front; replacement of windows and doors to match the existing; complete re-rendering of house to match the existing	Horsforth Town Council neither supports nor objects to this application.
<a href="#">25/03713/FU</a>	Mon 23 Jun 2025	Fri 18 Jul 2025	25 Brownberrie Drive Horsforth Leeds LS18 5PP	Single storey side and rear extension; Porch and raised steps to the front	Horsforth Town Council neither supports nor objects to this application.
<a href="#">25/03695/FU</a>	Fri 20 Jun 2025	Fri 08 Aug 2025	4 Kerry Street Horsforth Leeds LS18 4AW	Variation of conditions 2 (approved plans), 14 (landscape management plan), and 15 (landscaping works) of previous approval 23/02554/FU (Conversion and extension of existing building including partial demolition to form seven flats with communal courtyard, and secure cycle and waste storage) to allow for alterations of ground floor flat to a one bedroom flat, the relocation of bike store to new external enclosure with associated landscape amendments	Horsforth Town Council neither supports nor objects to this application.
<a href="#">25/03502/FU</a>	Mon 30 Jun 2025	Thu 24 Jul 2025	20 Brownberrie Avenue Horsforth Leeds LS18 5PN	Single storey side and rear extension.	Horsforth Town Council neither supports nor objects to this application.

<a href="#">24/05559/FU</a>	Fri 13 Jun 2025	Fri 18 Jul 2025	Park House 79 Back Lane And 354 And 356 Broadway Horsforth Leeds LS18	Removal of existing roof and erection of new second floor extension to block of flats to form three additional apartments	Horsforth Town Council objects to the application on grounds that there is insufficient parking to flats. The materials proposed for the new flats are not in keeping with the existing character of the building. Referring to policy BE1: Horsforth character areas, development and design of the Horsforth Neighbourhood Plan. There is also the concern of over development in the area.
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**Item 5**  
**Leeds City Council Planning Decisions 01.07.2025 – 04.08.2025**

Reference	Application Validated	Deadline for comments	Address	Proposal	HTC Response	Decision	Date of decision
<a href="#">25/01414/FU/NW</a>	Mon 10 Mar 2025	Sat 12 Apr 2025	4 Church Grove Horsforth Leeds	Demolition of existing single storey side extension; demolition of existing rear conservatory; replaced with two storey side extension/dormer windows to front/rear and single storey rear extension with roof light	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Approved - See link to officers report which mentions the Neighbourhood Plan</a>	29.07.2025

<a href="#">25/02859/FU/NW</a>	Thu 15 May 2025	Sat 07 Jun 2025	38 St Margarets Avenue Horsforth Leeds	Retrospective application for first floor extension to side; partial conversion of existing garage to habitable room including new door and window to side; single storey rear extension; demolition of existing conservatory	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	09.07.2025
<a href="#">25/02630/FU/NW</a>	Mon 12 May 2025	Fri 27 Jun 2025	98 Long Row Horsforth Leeds	Removal of timber screening to existing store to replace with masonry wals to rear and side	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	07.07.2025
<a href="#">25/02852/FU/NW</a>	Fri 09 May 2025	Sat 07 Jun 2025	18 Cragg Avenue Horsforth Leeds	Single storey rear extension roof lights and patio area to rear with raised steps to side and balustrade	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	07.07.2025
<a href="#">24/05559/FU</a>	Fri 13 Jun 2025	Fri 18 Jul 2025	Park House 79 Back Lane And 354 And 356 Broadway Horsforth Leeds LS18	Removal of existing roof and erection of new second floor extension to block of flats to form three additional apartments	Horsforth Town Council objects to this application. The application does not highlight whether sufficient car/cycle parking, electric car charging, nor bin storage will	<a href="#">Refused - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	30.07.2025

					be provided. The Town Council would like this to be clarified.		
<a href="#">25/03290/FU</a>	Tue 03 Jun 2025	Sat 28 Jun 2025	43 Hunger Hills Avenue Horsforth Leeds LS18 5JS	Single storey front extension; new bi fold doors to rear; loft conversion including raised ridge height, dormer window to rear and rooflights to front; alterations to window and door openings; removal of rear chimney; enlargement of existing front driveway; new gate to side	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Refused - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	29.07.2025
<a href="#">25/03337/FU</a>	Thu 05 Jun 2025	Tue 01 Jul 2025	191 Low Lane Horsforth Leeds LS18 5QW	Change of use of two first floor bedrooms to short term lets	Horsforth Town Council objects to this application. This is a retrospective application. Additionally, the application goes against the spirit of Neighbourhood Plan policy H6. This is because the application removes potentially suitable housing for small starter/housing and instead	<a href="#">Refused - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	01.08.2025

					replaces it with short-term lets.		
<a href="#">25/02881/FU/NW</a>	Mon 12 May 2025	Fri 27 Jun 2025	74 Broadgate Lane Horsforth Leeds	Roof lantern, french doors and stairs to rear extension; replacement windows to front and rear	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	07.07.2025
<a href="#">25/02915/FU/NW</a>	Mon 12 May 2025	Fri 27 Jun 2025	22 Brodrick Drive Horsforth Leeds	Garage conversion to habitable room space and window replacing garage door	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	08.07.2025
<a href="#">25/03115/FU/NW</a>	Fri 23 May 2025	Wed 25 Jun 2025	19 Victoria Mount Horsforth Leeds LS18 4PU	Demolition of existing garage; single storey extension to side and rear.	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	14.07.2025
<a href="#">25/02906/FU</a>	Wed 28 May 2025	Fri 18 Jul 2025	27 Jackman Drive Horsforth Leeds LS18 4HS	Demolition of existing garage; single storey rear extension; conversion of loft to form habitable rooms; dormer window to rear; new garage to rear; replacement of ground floor side window with larger window	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	23.07.2025
<a href="#">25/02797/FU</a>	Fri 16 May 2025	Fri 27 Jun 2025	St James Church Low Lane Horsforth	Installation of Solar Panels to the South Nave	Horsforth Town Council neither supports nor	<a href="#">Refused - Please click on the link to view the officer's report, which</a>	01.08.2025



			Leeds LS18 5QW	and South Aisle pitched roofs	objects to this application.	<a href="#">references the Neighbourhood Plan</a>	
<a href="#">25/03005/FU</a>	Mon 19 May 2025	Fri 27 Jun 2025	25 Hopwood Bank Horsforth Leeds LS18 5AW	Removal of existing roof lights and erection of dormer windows to front and rear.	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	11.07.2025
<a href="#">25/03249/FU</a>	Mon 02 Jun 2025	Fri 27 Jun 2025	95 Springfield Mount Horsforth LS18 5QD	Part single storey part two storey extension to side and rear	Horsforth Town Council neither supports nor objects to this application.	<a href="#">Refused - Please click on the link to view the officer's report, which references the Neighbourhood Plan</a>	25.07.2025

### Item 6.1

#### Leeds City Council Planning Applications since 10<sup>th</sup> July 2025 and the comments made by the Proper Officer with delegated powers.

Reference	Application Validated	Deadline for comments	Address	Proposal	HTC Response
<a href="#">25/03945/FU</a>	Wed 02 Jul 2025	Fri 08 Aug 2025	88 Town Street Horsforth Leeds LS18 4AR	Retrospective application for replacement of existing timber framed single glazed windows with double glazed UPVC windows.	The Town Council objects to this application. This is a retrospective application that should have been included within a prior planning application. Additionally the application contravenes adopted neighbourhood plan policy BE1 - Area 1, as it fails to reflect the historic streetscape on Town Street in terms of the materials in use, and is

					out of character for the conservation area.
<a href="#">25/04064/FU</a>	Tue 08 Jul 2025	Sat 02 Aug 2025	21 Fraser Avenue Horsforth Leeds LS18 5EA	Demolition of existing conservatory to the rear, erection of single storey rear extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">25/04020/FU/NW</a>	Mon 07 Jul 2025	Sat 02 Aug 2025	35 West End Rise Horsforth Leeds LS18 5JL	Part two storey, part single storey rear extension; juliette balconies to first floor rear; replacing windows and rendering	Horsforth Town Council neither supports nor objects to this application.
<a href="#">25/04015/FU/NW</a>	Fri 11 Jul 2025	Wed 06 Aug 2025	Oakleigh North Road Horsforth Leeds LS18 5HG	Dormer window to rear; enlargement of existing dormer windows to front; change in external wall finishes; new electric gates to front; bifold doors to replace window at ground floor and juliet balcony to replace window at first floor, to side; replacement feature window to side at first floor; new door and garage door to side; new terrace and steps to side; removal of bay window to side; conversion of garage to habitable room; new entrance door and canopy to front; rooflights to rear and front	The Town Council notes that this building is located within the North Road Heritage Area (and is therefore covered by adopted neighbourhood plan policy BE4). The Town Council would therefore request that any building materials used reflect that in use elsewhere in the area. Otherwise, the Town Council does not object to or support this application.

<a href="#">25/04102/FU</a>	Tue 15 Jul 2025	Thu 07 Aug 2025	9 Featherbank Walk Horsforth Leeds LS18 4QN	Single storey side and rear extension	Horsforth Town Council neither supports nor objects to this application.
<a href="#">25/04102/FU</a>	Tue 15 Jul 2025	Thu 07 Aug 2025	9 Featherbank Walk Horsforth Leeds LS18 4QN	Single storey side and rear extension	Horsforth Town Council neither supports nor objects to this application.

## Item 6.2

### Leeds City Council Planning Applications to consider

Reference	Application Validated	Deadline for comments	Address	Proposal	HTC Response
<a href="#">25/04046/FU</a>	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	
<a href="#">25/04290/FU</a>	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	
<a href="#">25/04287/FU</a>	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	

<a href="#">25/04290/FU</a>	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	
<a href="#">25/04284/FU</a>	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	
<a href="#">25/03190/FU</a>	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	
<a href="#">25/04501/FU</a>	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	
<a href="#">25/04449/FU</a>	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	
<a href="#">25/03814/FU</a>	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	

<a href="#">25/03109/FU</a>	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 to match the existing door profile and design, like for like, and install a new frame and fanlight	
<a href="#">25/04269/FU</a>	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	

**Item 7**  
**Planning Appeals & Planning Appeal Decisions after 12.06.2025**

No update

**Item 9 Temporary event notices**

Reference	Address	Event dates	Activities	Activities dates & times	Last date for representations	Notice type/comments
TEN/005949	Horsforth Brewery, 143 New Road Side, Horsforth, Leeds LS18 4QD	22/08/2025 - 24/08/2025	The sale by retail of alcohol	22/08/2025 13:00 - 23:59 23/08/2025 11:00 - 23:59 24/08/2025 11:00 - 23:59	15/07/2025	Normal Temporary Event Notice - Notice Accepted Comments - Small beer festival, extra seating and street food in the car park
TEN/005997	Nonsuch Lodge, Outwood Lane, Horsforth, Leeds LS18 4HR	23/08/2025 - 23/08/2025	The sale by retail of alcohol	15:00 - 22:00	23/07/2025	Normal Temporary Event Notice - Notice Accepted Comments - Birthday party for the home owner. Cocktails to be served to some of the guests attending.
TEN/005982	10 Brownberrie Lane, Horsforth, Leeds LS18 5SB	26/07/2025 - 26/07/2025	The sale by retail of alcohol The supply of alcohol by a club The provision of regulated entertainment	14:00 - 21:00	21/07/2025	Late Temporary Event Notice - Notice Accepted Comments - A local business family day
TEN/006072	The Three Swords, 106 - 108 New Road Side, Horsforth, Leeds LS18 4QB	22/08/2025 - 23/08/2025	The sale by retail of alcohol The provision of regulated entertainment The provision of late- night refreshment	22/08/2025 12:00 - 22:30 23/08/2025 10:00 - 22:30	06/08/2025	Normal Temporary Event Notice - Notice Accepted Comments - Indoor/Outdoor event, with live music, outside bar, and food stall.

### Item 13

To consider the minutes of the Local Plan Working Group meeting on 24<sup>th</sup> July 2025.

#### Horsforth Town Council

#### Local Plan Working Group – Minutes of Meeting

Date of meeting:	24th July 2025
Time of meeting:	6:30 pm
Venue:	The Museum

Present: Cllr Dowling, Cllr Goulden, Cllr Gains, Cllr Brosnan

#### Agenda

**1. Appoint a Lead**

- Cllr Dowling volunteered to lead the working group. This was unanimously agreed.

**2. Appoint a minute taker**

- Cllr Goulden volunteered to take minutes. This was unanimously agreed.

**3. Apologies**

- Apologies were received from Cllr Garvani and Cllr Jones, and the reasons agreed by councillors

**4. Minutes of last meeting**

- There were no minutes of the last meeting as this was the first meeting of the working group

**5. Review terms of reference**

- The working group read and discussed the terms of reference, and agreed that they were suitable.

**6. Review and agree methods of communicating the ongoing consultation**

- The Farmers Market and Breeze Event were noted as upcoming events at which the Town Council will be present. Councillors agreed that it would be sensible to obtain leaflets from Leeds City Council and to distribute them as necessary at these events.
  - i. **ACTION:** Contact Cllr Garvani to obtain leaflets relating to the Local Plan consultation
- It was agreed that the consultation should also be advertised on the Town Council website and social media.
  - i. **ACTION:** Clerk/Admin Assistant to advertise the consultation via these means.
- It was agreed that the Town Council should emphasise the following as part of any communications: "The Local Plan consultation considers sites that have been suggested by landowners and other members of the public. It is important to note that Leeds City Council does not suggest these sites, but it does have a statutory duty to assess their suitability for inclusion within the Local Plan. Leeds City Council have carried out an initial screening and scoring of these sites, and it is important that local residents provide their views to support any further assessment by the Council. Even though sites appear in the consultation, this does not mean that they have been allocated and does not mean that they will be built on. Additionally, any sites that do eventually feature in the Local Plan will still be subject to planning permission and will still undergo scrutiny as part of that process."
- It was agreed that once PLT have considered and agreed the recommendations of this working group, that these recommendations be published (including to local media e.g. WLD).

**7. Review the proposed sites and develop a response for the consultation**

- The working group considered all sites which are located within the Town Council boundary. The recommended position (to be taken forward to PLT for their approval) can be found in the Appendix (overleaf), and was agreed by councillors.
- Two disclosable and pecuniary interests were noted by councillors:
  - i. Cllr Gains declared an interest in site LPS00066 due to living adjacent to the development site. She withdrew from the discussion for this site.
  - ii. Cllr Dowling declared an interest in site LPS00301 due to living adjacent to the development site. He withdrew from the discussion for this site.

**8. Agree any other actions required**

- No further actions were identified by the working group.

**9. Date of next meeting**

- No date was set for the next meeting: the working group will meet on an ad-hoc basis.





## Local Plan Working Group

Minutes of meeting 24/7/25 – 6:30 pm

### Appendix – Recommended Response to Local Plan Consultation (for consideration by Planning, Licencing and Traffic Committee).

- Site LPS00018 - Land Adjacent to West End Lane and Layton Lane, Horsforth
  - The Town Council believes this to be an important area of green belt, and highlights the current designation as special landscape and strategic green infrastructure.
    - Development would contravene policies GE1 and GE2 of the adopted Horsforth Neighbourhood Plan.
  - The Town Council believes the proposed housing capacity to be an overdevelopment of this site.
  - The Town Council has concerns around the impact to highways. The A65 is a busy route and additional housing is likely to place significant pressure on this route. Access to the site would also require significant highways works (if taking place via the A65), and it is considered other access routes would be unsuitable due to the additional volume of traffic.
  - The Town Council has concerns around the capacity of local services (local doctors, dentists), and has particular concerns around the capacity of local schools which are near or at capacity (West End Lane, Westbrook Schools)/
  - Additionally, the development is likely to contravene several other Neighbourhood Plan Policies, including (but not limited to):
    - Policy BE1 – Area 9: the site would adversely impact Area 9 as development would impact important mid-distance views north from the River Aire. The development is also unlikely to respect the important view north from Rawdon Crematorium across open countryside.
    - Policy BE1 – General: development of the site is also likely to adversely impact Rawdon Cragg Wood Conservation area (adjacent to the site).
  - The Town Council therefore objects to the inclusion of this site within the Local Plan.
- Site LPS00066 - Land to the north of Wood Lane, Horsforth
  - The Town Council believes that the proposed housing capacity would reflect a gross overdevelopment for the site. The site has previously been refused planning permission for just 9 dwellings, and has been refused this permission on numerous occasions.
  - The Town Council is aware of a desire among local residents to designate the site as Local Green Space as part of the Neighbourhood Plan review process and allocation within the Site Plan would run contrary to this desire.
  - The only viable access to the site is via Wood Lane, which is unsuitable due to the narrow nature of the access road. Ownership of this road is in question. Improvement to the highway would also not be possible due to neighbouring ownership constraints. The existing highway has safety concerns due to a sheer drop from Wood Lane onto adjacent properties (Craggwood Road).

- Development of the site would pose a flood risk. Drainage improvements are unlikely to be possible and, currently, the site drains onto Woodway/Jackman Drive. The Town Council believes development would exacerbate this issue.
- The Town Council is concerned that local services (Featherbank School) are at capacity and that this would place undue pressure on these services.
- The land is currently covenanted for Agricultural use and development would therefore lead to a loss of Agricultural land.
- There are concerns around land contamination given the land is a former quarry.
- Development would contravene several Neighbourhood Plan Policies, including:
  - Policy BE1 – Area 4: The development would impact important long and mid-distance views, including along Wood Lane. The development would also fail to respect the importance of green space through and around the conservation area through the act of developing this land. Additionally, the site features several non-definitive footpaths – development of the land would restrict movement in and around the conservation area which again would run counter to this policy.
  - Policy TT3: The development would likely impact a non-definitive footpath which currently runs across the site. This is in contravention of Policy TT3.
- The Town Council therefore objects to the inclusion of this site within the Local Plan.
- Site LPS00242 - Low Lane / Ring Road, Horsforth, Leeds
  - The Town Council encourages the use of renewable energy and associated energy storage.
  - However, the location is prominent and visible from the Ring Road and Low Lane, and the Oil Mill Beck corridor is considered important. The site would therefore need to be screened appropriately from view or developed in a sympathetic manner.
    - Neighbourhood Plan Policy BE1, Area 3, states that development should not impact the view from Broadgate towards the Oil Mill Beck Corridor
  - The Town Council notes the potential for flooding and believe that this would need to be accounted for in any development.
  - The Town Council has some concerns around the loss of agricultural land.
  - However, on balance, the Town Council feels it does not have sufficient information to fully assess this site allocation and therefore neither supports nor objects to the inclusion of this site within the Local Plan.
- Site LPS00301 - Land to the rear of Oakford Terrace, Low Lane, Horsforth
  - The Town Council believes that the proposed housing allocation would reflect a gross overdevelopment of the site.
  - The Town Council note that vehicle access to the site onto Low Lane would be dangerous, accounting for the additional volume of traffic. They also note that Low Lane is already extremely congested and that other planned development (Lidl) needs to be taken into account when considering the development of this site.
  - The Town Council believe that the additional traffic may provide additional risk to pedestrians (including young children) using Woodside Rec, adjacent to the proposed site.
  - The site is also on a flood plain and the Town Council believe that substantial development would be required to address the flood risks.
  - Development would contravene Neighbourhood Plan Policies, including:
    - Policy BE1 – Area 3: The development would impact important long and mid-distance views, including towards Oil Mill Beck. The benefit of the additional dwellings is likely to be outweighed by the visual impact.
  - The Town Council therefore objects to the inclusion of this site within the Local Plan.
- Site LPS00045 - Land to the south of Rawdon Road, Horsforth
  - The Town Council believes this to be an important area of green belt, and highlights the current designation as special landscape and strategic green infrastructure.

- Development would contravene policies GE1 and GE2 of the adopted Horsforth Neighbourhood Plan.
  - The Town Council believes the proposed housing capacity to be an overdevelopment of this site.
  - The Town Council has concerns around the impact to highways. The A65 is a busy route and additional housing is likely to place significant pressure on this route. Access to the site would also require significant highways works (if taking place via the A65). If access is via the Ring Road, Calverley Lane is unsuitable for such an increase in traffic.
  - The Town Council has concerns around the capacity of local services (local doctors, dentists), and has particular concerns around the capacity of local schools which are near or at capacity (West End Lane, Westbrook, Newlaithes Schools)
  - The land is a key corridor for wildlife to the River Aire and development is likely to adversely affect biodiversity.
  - Additionally, the development is likely to contravene several other Neighbourhood Plan Policies, including (but not limited to):
    - Policy BE1 – Area 9: the site would adversely impact Area 9 as development would impact important mid-distance views north from the River Aire. The development is also unlikely to respect the important view north from Rawdon Crematorium across open countryside.
    - Policy BE1 – General: development of the site is also likely to adversely impact Rawdon Cragg Wood Conservation area (adjacent to the site).
  - The Town Council therefore objects to the inclusion of this site within the Local Plan.
- Site LPS00059 - Leeds Trinity University Brownberrie Lane, Horsforth
  - The Town Council make the assumption that this site is to be used for student accommodation. The Town Council support local educational provision (and the benefit to the local economy that the University provide) however we also recognise that this development is on green belt.
    - However, the land is not special landscape nor strategic green infrastructure.
    - With that said, the Town Council would like to see existing woodland and biodiversity on the site protected and enhanced.
  - The Town Council recognise that access is likely to take place via Trinity Close however if access were via Westbrook Lane, this is a road with questionable ownership and additional road traffic would be problematic on this access route.
  - The Town Council would also like to see improved pedestrian access as part of any development.
  - The Town Council also notes that Neighbourhood Plan Policy ES2 (Leeds Trinity University Development Criteria) would apply to any development on this site.
  - On balance, the Town Council neither supports nor objects to the inclusion of this site within the Local Plan.
- Site LPS00675 - Former Sewage Works, Rein Road, Horsforth
  - The Town Council have concerns around access to this site. Rein Road is a public right of way and is not a suitable access route. Development on the site using Rein Road for access is likely to be contrary to Neighbourhood Plan Policy TT3 as it is unlikely to be compatible with the public right of way.
    - However, the Town Council notes that previous planning applications have suggested modifications to the A65/Hawthorn Road junction which may be a more suitable and acceptable alternative access route.
  - There is an opportunity to develop a the public right of way network by linking Rein Road to the Kirkstall Forge development. The Town Council would like to see this included within any development as this would complement Neighbourhood Plan Policy TT3, and would provide easy access to public transportation (via Kirkstall Forge station).

- The Town Council notes that the site is a flood plain and that any development would need to address flooding risks.
- The Town Council believes that any development would need to protect and enhance existing woodland on the site, as well as biodiversity. The site is an important link between Hawksworth Wood and the River Aire.
- The Town Council notes the following Neighbourhood Plan policies may apply:
  - Policy H6 – Housing Type and Mix: development on this site may provide an opportunity for small starter homes.
  - Policy BE1 – Area 4: Development may impact important long and mid-distance views from Horsforth Cragg Hill and Woodside Conservation Area
  - Policy BE1 – Area 5: Development may impact important long and mid-distance east looking views towards the River Aire and local woodlands.
- With that said, the Town Council believe this site to be more akin to brownfield land than green space.
- Bearing in mind the above comments, and emphasising that the following statement is conditional on access to the site being via a new access road from the A65 (and not via Rein Road), the Town Council would support the inclusion of this site within the Local Plan.