



Horsforth Town Council
The Stables, 2 Church Road
Horsforth
Leeds
LS18 5LG

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Planning, Licensing and Traffic Committee

Thursday 15th January 2026

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 14th November 2025 2025 at 7pm
Horsforth Museum, 5 The Green, Horsforth, Leeds LS18 5JB

Present: In Chair – Chair Cllr J Garvani (substitute Chair for Cllr A Goulden) Clls Hardcastle, Bromley, Hyndes. Clls G Garvani, Jones and Dowling were substitutes.

In attendance:

PLT/25.75 To receive apologies for absence and to consider the reason for the absence
Apologies received from Cllrs D Brosnan, A Goulden, B Cousins and A Radford.

PLT/25.76 Declaration of Disclosable Pecuniary and other Interests

Cllr Hardcastle declared a non-pecuniary interest at agenda item 6.1, Reference 25/06131/FU as he lives close to the property.

PLT/25.77 To consider questions and comments from members of the public at the Chairman's discretion.
No members of the public were present

PLT/25.78 Minutes of the previous meetings

Resolved to approve the minutes of the meeting held on Thursday 16th October 2025.

PLT/25.79 Leeds City Council Planning Decisions

The planning decisions were noted.

PLT/25.80 New Planning Applications

80.1 To note the planning applications received since the meeting held on 16th October 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.

80.2 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/25.81 Planning Appeals & Planning Appeal Decisions

There were no planning appeals to note. It was welcomed that the Neighbourhood Plan was referenced and used to good effect by the Inspector.

PLT/25.82 Planning Enforcement

Planning enforcements were noted.

PLT/25.83 Licensing Applications

83.1 To consider applications received since the last meeting.

The planning applications were noted.

83.2 To note the letter sent to licensing regarding reporting litter outside the Black Bull pub on Town Street and discuss correspondence received.

PLT/25.84 Traffic

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

84.1 Complaints

To discuss the complaint received regarding displaced parking on Hall Lane and surrounding areas after the introduction of parking charges at Fink Hill car park.

Cllr J Garvani contacted the resident in capacity of City Councillor. It was agreed that Horsforth Town Council will write to Leeds City Council to express concerns of cars mounting pavements in order to pass parked cars. Horsforth Town Council Office and Cllr A Goulden to liaise.

84.2 Traffic schemes

To note the letter sent to Leeds City Council regarding the complaint received regarding displaced parking on Hall Lane and surrounding areas after the introduction of parking charges at Fink Hill car park.

84.3 Speed indicator device (SID) updates and any data

Horsforth Town Council office to follow up on temporary SID loan and training.

It was agreed that a volunteer is needed to download the data from the SID. Cllr J Garvani will look at updating the software for this.

PLT/25.85 Leeds Bradford Airport (LBA)

To consider the following:

85.1 Leeds Bradford Airport Consultative Committee

To update the committee on Leeds City Council's position on the decision on the public inquiries in relation to flights at Leeds Bradford Airport.

Leeds Bradford Airport are applying to alter existing planning conditions to a noise quota in November 2025.

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

To discuss the proposals seeking to update planning conditions which control night flights at LBA, via a s73 application of planning permission P/07/02208/FU.

Nothing to add until the planning application is submitted.

PLT/25.86 Neighbourhood Plan.

86.1 To consider any updates and agree any necessary action.

No update.

86.2 To receive an update about the community actions and progress.

No update.

PLT/25.87 Leeds City Council Core Strategy and Site Allocation Plan
No update.

PLT/25.88 To consider correspondence received and agree any necessary action

88.1 **To discuss a tree preservation order (no 114) 2025 TRP 2025_114 (land lying to the north-east of Low Lane Horsforth). To consider and agree whether to support the implementation of this tree preservation order.**

Horsforth Town Council supports the implementation of the TPO which covers the whole of the woods. The City Councillors are working on this to ensure compliance.

88.2 **To discuss application 25/00240/FU and amendment 25/9/00137/MOD and consider taking issues relating to materials used to Leeds City Council Planning Enforcement.**

No comment, the materials used are a different colour, but this is not a planning matter.

PLT/25.89 To discuss the budget

It was resolved to maintain the same budget as this year.

PLT/25.90 Matters for information.

PLT/25.91 Items for future agenda

PLT/25.92 Date of the next meeting

Next meeting of the Committee: 15th January 2026

Deadline for agenda items: 5th January 2026

The meeting dates were noted.

The meeting concluded at 7:54pm

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

Appendix 1 - Minute No. PLT/25.80.2 – comments on new planning applications

Reference	Application validated	Deadline for comments	Address	Proposal	HTC response
25/06405/FU	Mon 03 Nov 2025	Thu 27 Nov 2025	3 West End Drive Horsforth Leeds LS18 5JR	Two storey side and rear extension including increased ridge height, integral garage and rooflights to front and rear; new porch and entrance door to front; new pedestrian and vehicular access and gates including dropped kerb; demolition of existing garage	Horsforth Town Council objects to the application. The proposed development is not in keeping with other properties in the area and it is an over-development of the site.
25/06255/FU	Thu 23 Oct 2025	Thu 20 Nov 2025	6 Park Drive Horsforth Leeds LS18 5EB	Part two storey part single storey side and rear extensions	Horsforth Town Council neither supports nor objects to this application.

25/06234/FU	Thu 23 Oct 2025	Thu 20 Nov 2025	65 West End Lane Horsforth Leeds LS18 5ER	Single storey extension to the rear incorporating stone walls and parapet detail	Horsforth Town Council neither supports nor objects to this application.
25/06257/FU	Tue 28 Oct 2025	Fri 12 Dec 2025	15 Town Street Horsforth Leeds LS18 5LJ	15 Town Street Horsforth Leeds LS18 5LJ	Horsforth Town Council neither supports nor objects to this application.
25/05959/FU	Wed 08 Oct 2025	Fri 21 Nov 2025	19 Burley Lane Horsforth Leeds LS18 4NR	Retrospective application for the replacement of windows and doors	Horsforth Town Council neither supports nor objects to this application.
25/05879/FU	Mon 06 Oct 2025	Mon 17 Nov 2025	2 Broadgate Drive Horsforth Leeds LS18 5QB	Retrospective application for change of use of garage to form beauty therapy room	Horsforth Town Council objects to the application. It is concerned that the street at the front of the property is very narrow, vehicular access and egress to the property will be difficult if clients' arrival and departure overlap and a business is being established in a residential area.

Item 5
Leeds City Council Planning decisions 03.11.2025 – 05.01.2026

Reference	Application validated	Deadline for comments	Address	Proposal	HTC response	Decision	Date of decision
25/06385/FU	Thu 06 Nov 2025	Fri 12 Dec 2025	15 Woodway Drive Horsforth Leeds LS18 4HZ	Retrospective application for a dormer window to rear	Horsforth Town Council neither supports nor objects to this application. We would like to deplore the use of a	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	15.12.2025

					retrospective planning application.		
25/06405/FU	Mon 03 Nov 2025	Thu 27 Nov 2025	3 West End Drive Horsforth Leeds LS18 5JR	Two storey side and rear extension including increased ridge height, integral garage and rooflights to front and rear; new porch and entrance door to front; new pedestrian and vehicular access and gates including dropped kerb; demolition of existing garage	Horsforth Town Council objects to the application. The proposed development is not in keeping with other properties in the area and it is an over-development of the site.	Refused. The proposed extensions are unacceptable due to their scale, design and form (including the proposed black windows) and will have a detrimental impact on visual amenity. The proposed solid gates are unacceptable as they introduce a solid structure into an open street scene. Refused - Please click on the link to view the officer's report, which references the Neighbourhood Plan	17.12.2025
25/06255/FU	Thu 23 Oct 2025	Thu 20 Nov 2025	6 Park Drive Horsforth	Part two storey part single storey	Horsforth Town Council neither supports nor	Approved - Please click on the link to view the	17.12.2025

			Leeds LS18 5EB	side and rear extensions	objects to this application.	<u>officer's report, which references the Neighbourho od Plan</u>	
<u>25/06234/FU</u>	Thu 23 Oct 2025	Thu 20 Nov 2025	65 West End Lane Horsforth Leeds LS18 5ER	Single storey extension to the rear incorporating stone walls and parapet detail	Horsforth Town Council neither supports nor objects to this application.	<u>Approved - Please click on the link to view the officer's report, which references the Neighbourho od Plan</u>	12.12.2025
<u>25/06257/FU</u>	Tue 28 Oct 2025	Fri 12 Dec 2025	15 Town Street Horsforth Leeds LS18 5LJ	15 Town Street Horsforth Leeds LS18 5LJ	Horsforth Town Council neither supports nor objects to this application.	<u>Approved - Please click on the link to view the officer's report, which references the Neighbourho od Plan</u>	15.12.2025
<u>25/05959/FU</u>	Wed 08 Oct 2025	Fri 21 Nov 2025	19 Burley Lane Horsforth Leeds LS18 4NR	Retrospective application for the replacement of windows and doors	Horsforth Town Council neither supports nor objects to this application.	<u>Approved - Please click on the link to view the officer's report, which references the Neighbourho od Plan</u>	03.12.2025

25/05879/FU	Mon 06 Oct 2025	Mon 17 Nov 2025	2 Broadgate Drive Horsforth Leeds LS18 5QB	Retrospective application for change of use of garage to form beauty therapy room	Horsforth Town Council objects to the application. It is concerned that the street at the front of the property is very narrow, vehicular access and egress to the property will be difficult if clients' arrival and departure overlap and a business is being established in a residential area.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	01.12.2025
25/06131/FU	Fri 17 Oct 2025	Thu 13 Nov 2025	3 The Grove Horsforth Leeds LS18 4BB	Change of Use from dwellinghouse to residential children's care home	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	12.12.2025
25/05862/FU	Fri 03 Oct 2025	Wed 05 Nov 2025	20 Church Grove Horsforth Leeds LS18 5LH	Demolish garage to side and construct part two storey, part single storey side/rear extension with first floor rear Juliet balcony,	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references the	27.11.2025

				roof lights; porch to front and new driveway to front		Neighbourhood Plan	
25/05841/FU	Thu 09 Oct 2025	Sat 01 Nov 2025	25 Lee Lane East Horsforth Leeds LS18 5RF	Two storey rear extension with juliet balcony to side at first floor; new entrance door to front ; new gates to front; new window to side at first floor; replacement with feature glazing to side elevation at first floor and bifold door at ground floor; alteration to fenestration to the front elevation; patio area to side elevation; demolition of canopy to side	Horsforth Town Council neither supports nor objects to this application. However the property borders the Town Street Conservation Area and therefore Neighbourhood Plan Policy BE1 (General) applies as the development may impact the character or appearance of the conservation area itself. Materials used should therefore be in keeping with the area.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	03.12.2025
25/05733/FU	Fri 17 Oct 2025	Wed 12 Nov 2025	234 West End Lane Horsforth Leeds LS18 5RU	Rebuild existing stone boundary wall using existing reclaimed Yorkshire Stone, with addition of iron railings and	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references the	05.12.2025

				automated sliding gate to front		Neighbourhood Plan	
25/05677/FU	Tue 30 Sep 2025	Fri 24 Oct 2025	25 Brownberrie Drive Horsforth Leeds LS18 5PP	Demolition of a single storey element to the rear and construction of a single storey side and rear extension; porch to front; removal of a canopy post to front	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	21.11.2025
25/05604/FU	Wed 24 Sep 2025	Wed 22 Oct 2025	118 Victoria Mount Horsforth Leeds LS18 4PZ	Demolition of existing garage; single storey rear extension	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	18.11.2025
25/05552/FU	Mon 22 Sep 2025	Sat 18 Oct 2025	17 Hall Park Garth Horsforth Leeds LS18 5LT	Removal of porch to form single storey extension to front and side	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	17.11.2025
25/05323/FU	Tue 16 Sep 2025	Fri 31 Oct 2025	15 Woodway Horsforth Leeds LS18 4HY	Dormer window to rear and rooflights to front	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	11.11.2025

25/05609/FU	Tue 07 Oct 2025	Wed 29 Oct 2025	Station House Calverley Lane Horsforth Leeds LS13 1NP	Single storey side extension for use of existing cattery business	Horsforth Town Council neither supports nor objects to this application.	Refused. The Local Planning Authority considers that the proposed increase in the scale of the cattery would have significant implications for increased noise, odour and activity, which would be incompatible with the residential setting and would undermine the enjoyment of neighbouring properties. Please click on the link to view the officer's report, which references the Neighbourhood Plan	28.11.2025
25/05701/LI	Fri 03 Oct 2025	Fri 31 Oct 2025	155 Town Street Horsforth Leeds LS18 5BL	Listed building application for replacement and refurbished doors and windows to existing openings throughout	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references	27.11.2025

					However, the council would like to point out that the materials used should be in-keeping with the building status.	the Neighbourhood Plan	
25/05782/FU	Wed 08 Oct 2025	Fri 21 Nov 2025	Burlington Newlay Wood Drive Horsforth LS18 4LL	Demolition of single storey rear extension; new steps and balustrade to rear; new windows to side at first floor and ground floor; new windows to front at first floor; new roof lights to front and rear; new door to utility and bifold doors at, ground floor	Horsforth Town Council neither supports nor objects to this application. However, the council would like to point out that the materials used should be in-keeping with the building status.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	03.12.2025
25/05306/FU	Wed 10 Sep 2025	Fri 10 Oct 2025	83 Bachelor Lane Horsforth Leeds LS18 5NF	Window to gable	Horsforth Town Council neither supports nor objects to this application. The property lies within the Town Street Conservation Area and that therefore the material and style of the	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	05.11.2025

					window installed should be appropriate. This should be in accordance with adopted neighbourhood plan policy BE1 – General.		
25/05272/FU	Wed 17 Sep 2025	Fri 10 Oct 2025	51 Hall Park Avenue Horsforth Leeds LS18 5LR	Single storey infill extension to side; replacement of first floor window with larger window and infill ground floor window to side; replacement of two windows and door with sliding door and bay window to rear; canopy over entrance to front; rooflights to front, side and rear	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	12.11.2025
25/04781/FU	Fri 12 Sep 2025	Mon 06 Oct 2025	299 Low Lane Horsforth Leeds LS18 4DD	Replacement of 13no single glazed windows at ground and first floor level be replaced with aluminium powder coated double glazed windows; removal of the cedar cladding boards and replacing this with a new painted render finish with	Horsforth Town Council neither supports nor objects to this application.	Approved - Please click on the link to view the officer's report, which references the Neighbourhood Plan	07.11.2025

				signage reinstated upon completion; new post and rope fence to the main entrance and patio area; replace sections of the timber balustrade to front with clear glazing and new vinyl			
<u>25/01924/FU</u> <u>/NW</u>	Thu 10 Apr 2025	Sat 03 May 2025	Lomond Scotland Lane Horsforth	Existing vehicle access entrance to be closed off; construction of new vehicle entrance with gates and dropped kerb; existing stone gate posts to be relocated to new opening	Horsforth Town Council neither supports nor objects to this application.	Approved	16.12.2025

Item 6.1

Leeds City Council Planning applications since 3rd November 2025 and the comments made by the Proper Officer with delegated powers.

Reference	Application validated	Deadline for comments	Address	Proposal	HTC response
<u>25/06864/FU</u>	Fri 21 Nov 2025	Fri 19 Dec 2025	17 Woodside Park Drive Horsforth Leeds LS18 4TG	Two storey extension to side; demolition of existing garage; new patio doors to rear	Horsforth Town Council neither supports nor objects to this application.
<u>25/06776/FU</u>	Tue 18 Nov 2025	Wed 17 Dec 2025	145 New Road Side Horsforth Leeds LS18 4QD	Change of use for first floor conversion and alterations to form 2 no. two bedroom flats; secure cycle and bin storage;	Horsforth Town Council neither supports nor objects to this application.

				reconfiguration of ground floor bar with wc store and office and kitchen for use in association with the basement use.	
<u>25/06732/FU</u>	Mon 17 Nov 2025	Sun 14 Dec 2025	2 Mackintosh Mews Horsforth Leeds LS18 4FT	New roof lights to front/rear and new first floor window to side	Horsforth Town Council neither supports nor objects to this application.
<u>25/06722/FU</u>	Mon 17 Nov 2025	Sat 13 Dec 2025	130 Broadway Horsforth Leeds LS18 4HQ	Single storey side/rear extension	Horsforth Town Council neither supports nor objects to this application.
<u>25/06705/FU</u>	Fri 14 Nov 2025	Thu 11 Dec 2025	Woodlands 1B Southway Horsforth LS18 5RN	First floor extension to side, with juliet balcony to rear; single storey extension to front; single storey rear extension with roof lights; new window to side at ground floor	Horsforth Town Council neither supports nor objects to this application.
<u>25/06292/FU</u>	Fri 21 Nov 2025	Tue 06 Jan 2026	Toby Carvery The Eleventh Earl Fink Hill Horsforth Leeds LS18 4DH	Erection of new walling fencing and gates; installation of festoon lighting mounted on timber posts; resurfacing and extension of tarmac parking area; external redecoration works and new cladding and lighting to entrance	Horsforth Town Council supports this application. The development will sympathetically improve the appearance of a prominently situated building, located within a conservation area. The building is currently looking tired, and this application is therefore considered in line with adopted Neighbourhood Plan Policy BE1 - General
<u>25/06385/FU</u>	Thu 06 Nov 2025	Fri 12 Dec 2025	15 Woodway Drive Horsforth	Retrospective application for a dormer window to rear	Horsforth Town Council neither supports nor objects to this application. We would like to

			Leeds LS18 4HZ		deplore the use of a retrospective planning application.
<u>25/06620/FU</u>	Fri 14 Nov 2025	Wed 10 Dec 2025	28 Airedale Drive Horsforth Leeds LS18 5ED	Part two storey, part single storey side and rear extension	Horsforth Town Council objects to the application on the basis that the development would lead to a substantial and overbearing increase in the building envelope and that this would be out of character with neighbouring properties.
<u>25/07000/FU</u>	Tue 02 Dec 2025	Thu 25 Dec 2025	76 Newlay Grove Horsforth Leeds LS18 4LH	Single storey rear extension; demolition of existing garage	Horsforth Town Council neither supports nor objects to this application, but notes the proximity to the Newlay Conservation Area and request that any building materials be in keeping with the existing building.
<u>25/06930/FU</u>	Tue 25 Nov 2025	Fri 19 Dec 2025	75B New Road Side Horsforth Leeds LS18 4QD	Change of Use to restaurant and take away; expansion of use to first floor; flue to the side; seating area to front with retractable roof	Horsforth Town Council neither supports nor objects to this application.
<u>25/06887/FU</u>	Tue 02 Dec 2025	Tue 06 Jan 2026	Sandywood Court Outwood Lane Horsforth Leeds LS18 4JA	Replacement entrance doors to flats 12-20 to existing openings	Horsforth Town Council neither supports nor objects to this application.
<u>25/06880/FU</u>	Mon 24 Nov 2025	Sat 20 Dec 2025	20 Park Copse Horsforth Leeds LS18 5UN	First floor side extension and raising of roof height; Garage conversion to habitable room space; Garage door replaced with small window and canopy to the front; Single storey extension to the rear	Horsforth Town Council neither supports nor objects to this application.

<u>25/06708/FU</u>	Mon 01 Dec 2025	Tue 06 Jan 2026	Woodleigh Newlay Wood Road Horsforth Leeds LS18 4LF	Removal of dormer window to facilitate the creation of a Juliet balcony at second floor level; replacement of two ground floor rear windows with taller windows	Horsforth Town Council objects to the application on the basis of adopted Neighbourhood Plan Policy BE1 (General). The development lies within the Newlay Conservation Area and would be unsympathetic. Additionally, the building is located prominently and the modification would be visible from some distance.
<u>25/06627/FU</u>	Thu 27 Nov 2025	Tue 06 Jan 2026	194B - 194C New Road Side Horsforth Leeds LS18 4DP	Change of use of the Ground Floor from Restaurant (Class E) to a cafe and bar (Sui Generis); Addition of a new retractable canopy, new UPVC bi-folding doors, new timber cladding and UPVC wall with clear perspex and revised signage	Horsforth Town Council neither supports nor objects to this application.
<u>25/06592/FU</u>	Fri 28 Nov 2025	Tue 30 Dec 2025	Flat 1 The Oaks 7 Clarence Road Horsforth Leeds LS18 4LB	Outbuilding to the rear	Horsforth Town Council neither supports nor objects to this application.
<u>25/07387/FU</u>	Wed 17 Dec 2025	Tue 13 Jan 2026	2 Oliver Hill Horsforth Leeds LS18 4JF	Retrospective application for raising the roof height forming a new first floor extension and ground floor terrace area to side with bi folding doors and raised steps	Horsforth Town Council objects on the basis that this development is substantial and overbearing. The development also runs counter to adopted Neighbourhood Plan Policy BE1 - General, as the property lies within the Cragg Hill and Woodside conservation area and would negatively impact on the character of the area.
<u>25/07356/FU</u>	Tue 16 Dec 2025	Wed 07 Jan 2026	16 Victoria Grove	Single storey rear extension and first	Horsforth Town Council neither supports nor objects to this application.

			Horsforth Leeds LS18 4ST	floor extension to side and rear	
<u>25/07338/FU</u>	Mon 15 Dec 2025	Tue 13 Jan 2026	1 Victoria Mews Horsforth Leeds LS18 4SS	First floor front extension over existing garage and single storey side and rear extension	Horsforth Town Council neither supports nor objects to this application.
<u>25/07279/FU</u>	Tue 16 Dec 2025	Tue 06 Jan 2026	4 Hunger Hills Drive Horsforth Leeds LS18 5JU	Conversion of existing garage to habitable room, including rooflights to sides; alterations to existing porch; demolition of existing porch	Horsforth Town Council neither supports nor objects to this application.
<u>25/07116/FU</u>	Thu 04 Dec 2025	Thu 01 Jan 2026	12 Featherbank Terrace Horsforth Leeds LS18 4QW	Single storey side extension	Horsforth Town Council neither supports nor objects to this application.
<u>25/07113/FU</u>	Tue 09 Dec 2025	Thu 01 Jan 2026	46 New Crescent Horsforth Leeds LS18 4RR	Conversion of garage to form a store; single storey side extension; porch to front; widening of driveway access and dropped kerb to accommodate two car parking spaces to front	Horsforth Town Council does not support nor object to this application, however the development is adjacent to (but not within) the Town Street conservation area and therefore the Town Council requests that the materials of construction should match existing, so as not to impact on the character of the area, in line with adopted Neighbourhood Plan Policy BE1 - General.
<u>25/07108/FU</u>	Tue 16 Dec 2025	Wed 07 Jan 2026	38 Sussex Avenue Horsforth Leeds LS18 5NN	Demolition of rear extension and outbuildings to side and rear and construction of a part two storey, part single storey side extension incorporating a hip	Horsforth Town Council does not support nor object to this application but requests that that the materials of construction used should match existing, so as not to impact the character of the area, given the similar style of properties on Sussex Avenue.

				to gable roof extension	
25/06302/S106	Mon 10 Nov 2025	Mon 15 Dec 2025	Kirkstall Forge Abbey Road Kirkstall Leeds LS5 3NF	Application under S106A for the modification or discharge of Planning Obligations pursuant to Section 106A of the Town and Country Planning Act 1990	Horsforth Town Council objects to the modification in the S106 agreement. Whilst there is no longer a need to fund improvements to the A65 roundabout, the development is likely to heavily impact on public services within Horsforth, including school places, which are already under significant pressure. The Town Council believes that modifying the agreement may mean that public services only receive adequate funding after they have already been placed under additional demand, which will mean a temporary shortfall in provision until services are brought back up to the correct capacity. The Town Council believes this to be unacceptable.

Item 6.2
Leeds City Council planning applications to consider

Reference	Application validated	Deadline for comments	Address	Proposal
25/06460/FU	Tue 23 Dec 2025	Fri 06 Feb 2026	2 Thornfield Newlay Wood Road Horsforth Leeds LS18 4LF	Outbuilding to rear
26/00006/FU	Fri 02 Jan 2026	Fri 30 Jan 2026	20 Newlay Wood Drive Horsforth Leeds LS18 4LL	New dormer window to front and larger dormer window replacing small dormer window to rear
25/07350/FU	Fri 02 Jan 2026	Wed 28 Jan 2026	6 Fairfax View Horsforth Leeds LS18 5SZ	First floor side extension; increased height to ridge and eaves to form new roofing and alterations to existing dormer
25/06841/FU	Fri 19 Dec 2025	Thu 29 Jan 2026	14 Melrose Walk Horsforth Leeds LS18 4DA	Retrospective planning application for single storey front/side extension

<u>25/07522/FU</u>	Wed 07 Jan 2026	Fri 06 Feb 2026	Woodlands 21 Newlaithes Road Horsforth Leeds LS18 4LG	Demolition of sunroom; construction of basement and ground floor side and rear extension; new flat roof over existing single storey element to rear; detached garage to rear
<u>25/07265/FU</u>	Tue 06 Jan 2026	Fri 30 Jan 2026	7 Mackintosh Road Horsforth Leeds LS18 4FU	First floor gable roof extension to side; rooflights to rear

Item 7
Planning appeals & planning appeal decisions after 03.11.2026

Application number	Address location	Details	HTC comments on application	Appeal ref	Procedure	Deadline to withdraw comments	Deadline for further comments	Appeal outcome
25/03407/FU	9 Lee Lane East Horsforth Leeds LS18 5RF	Raising ridge height to form new first floor incorporating two storey side extension with integral garage, feature glazing and juliet balcony to rear; single storey front and rear extensions; repositioning of entrance door with new oak frame porch to front; demolition of existing garage and conservatory to rear; new chimneys to both sides.	Horsforth Town Council objects to this application. Neighbourhood Plan policy BE1 (Area 1) – the application does not retain the distinctive, coherent design of the St Margaret's Road / Avenue area which it borders. The property is also adjacent to a conservation area (Horsforth Town Street CA). Neighbourhood Plan policy BE1 (General) calls for development to respond to the scale, proportion, layout and materials of positive buildings within conservation areas, as well as the spaces between them and the effect this may have on the amenity of adjacent properties. The development is in a prominent location (the junction between St Margaret's Avenue and Lee Lane East) and the change (increase) to the property envelope would be substantial and intrusive and therefore in contravention with policy BE1.	APP/N4720/D/25/3374764	Written reps	NA	NA	Appeal allowed

25/03337/FU	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 replaces it with short-term lets.	APP/N4720/W/25/3371725	Written reps	01/10/2025	01/10/2025	Appeal dismissed
25/04938/FU	The Bungalow Farm Scotland Lane Horsforth West Yorkshire LS18 5SF	Demolition of existing buildings, amendment of levels and construction of new build dwelling and associated landscaping.	Horsforth Town Council objects to this application due to the character of the building not being in-keeping with those in the surrounding area. Scale of the works is also of soe concern.	APP/N4720/W/25/3375937	written reps	24.12.2025	24.12.2025	Not yet decided

Item 8
Planning enforcements

No planning enforcements

Item 9
Temporary event notices

Reference	Address	Event dates	Activities	Activities dates & times	Last date for representations	Notice type/comments
TEN/007041	The Black Bull, The Green, Horsforth, Leeds LS18 4RH	31/12/2025 - 01/01/2026	The sale by retail of alcohol The provision of regulated entertainment	31/12/2025 10:00 - 23:59 01/01/2026 00:00 - 02:00	10/12/2025	Normal Temporary Event Notice - Notice Accepted Comments - Extension on trading hours for New Years Eve.
TEN/007042	Venue, 8 - 10 Town Street, Horsforth, Leeds LS18 4RJ	31/12/2025 - 01/01/2026	The sale by retail of alcohol The provision of regulated entertainment	31/12/2025 10:00 - 23:59 01/01/2026 00:00 - 02:00	10/12/2025	Normal Temporary Event Notice - Notice Accepted Comments - Extension of licensed hours
TEN/007050	The Tavern, 16 - 18 Town Street, Horsforth, Leeds LS18 4RJ	24/12/2025 - 25/12/2025	The sale by retail of alcohol The provision of late night refreshment	24/12/2025 23:00 - 23:59 25/12/2025 00:00 - 01:00	10/12/2025	Normal Temporary Event Notice - Notice Accepted Comments - Extension on trading hours for the festive season
TEN/007051	The Tavern, 16 - 18 Town Street, Horsforth, Leeds LS18 4RJ	31/12/2025 - 01/01/2026	The sale by retail of alcohol The provision of late night refreshment	31/12/2025 23:00 - 23:59 01/01/2026 00:00 - 00:30	10/12/2025	Normal Temporary Event Notice - Notice Accepted Comments - Extension to trading hours for New Years Eve.
TEN/006767	St Margarets Church Of England Primary School, Town Street, Horsforth, Leeds LS18 5BL	06/12/2025 - 06/12/2025	The provision of regulated entertainment	09:00 - 14:00	13/11/2025	Normal Temporary Event Notice - Notice Accepted Comments - Christmas Fayre
TEN/006828	Trattoria Il Forno, 85 - 85A Town Street, Horsforth, Leeds LS18 5BP	28/11/2025 - 30/11/2025	The sale by retail of alcohol	28/11/2025 12:00 - 23:59 29/11/2025 12:00 - 23:59 30/11/2025 12:00 - 23:59	18/11/2025	Normal Temporary Event Notice - Notice Accepted Comments - Serving alcohol to diners at the restaurant.

TEN/006839	Horsforth Newlaithes Primary School, Victoria Crescent, Horsforth, Leeds LS18 4PT	06/12/2025 - 06/12/2025	The sale by retail of alcohol	10:45 - 14:00	19/11/2025	Normal Temporary Event Notice - Notice Accepted Comments - Christmas fair
TEN/006878	Horsforth Brewery, 143 New Road Side, Horsforth, Leeds LS18 4QD	16/12/2025 - 16/12/2025	The provision of regulated entertainment	19:00 - 22:00	20/11/2025	Normal Temporary Event Notice - Notice Accepted Comments - A film screening of Dial Code Santa Claus
TEN/006885	Morrisons Daily, 77 - 79 Broadgate Lane, Horsforth, Leeds LS18 5DU	25/12/2025 - 25/12/2025	The sale by retail of alcohol	09:00 - 12:00	21/11/2025	Normal Temporary Event Notice - Notice Accepted Comments - Extension of licensed hours
TEN/007111	Horsforth Brewery, 143 New Road Side, Horsforth, Leeds LS18 4QD	31/12/2025 - 01/01/2026	The sale by retail of alcohol	31/12/2025 12:00 - 23:59 01/01/2026 00:00 - 02:00	23/12/2025	Late Temporary Event Notice - Notice Accepted Comments - New Years Eve Extended Hours
TEN/007114	Beyond The Red Door, 15 Town Street, Horsforth, Leeds LS18 5LJ	31/12/2025 - 01/01/2026	The sale by retail of alcohol The provision of regulated entertainment	31/12/2025 17:00 - 23:59 01/01/2026 00:00 - 01:30	24/12/2025	Late Temporary Event Notice - Notice Accepted Comments - Extended Hours for New Years Eve WE WILL OPEN THE BAR AND HAVE LIVE MUSIC, PLAY RECORDED MUSIC & HAVE A DJ. WE WILL SERVE ALCOHOL FROM 5PM - 1.15AM
TEN/006917	The Froebelian School, Clarence Road, Horsforth, Leeds LS18 4LB	05/12/2025 - 05/12/2025	The supply of alcohol by a club	15:30 - 18:30	26/11/2025	Late Temporary Event Notice - Notice Accepted Comments - Christmas Fair

Premises Licence or club premises certificate applications

Reference	Premises name and address	Application type	Description of application	Last date for representations
PREM/00054/013	Toby Carvery, 2 - 4 Fink Hill Horsforth Leeds LS18 4DH	Minor variation	<p>1. To vary the layout of the premises in accordance with plans (drawing number 2661-101) supplied by the applicant such variation to have effect upon the completion of the works as notified to the Licensing Authority in writing. Permitted hours and licensable activities remain as existing.</p> <p>2. To update the telephone number & email address of the premises licence holder to 0121 498 4000 and licensing.admin@mbplc.com.</p> <p>3. Additional non-standard timings for the opening hours for notable days are also sought, as detailed in the application submitted to the Licensing Authority. This is to bring in line with those non-standard timings already permitted for the licensable activities.</p> <p>4. To remove a condition of the premises licence regarding non-standard hours and replace with an updated condition.</p> <p>The alterations comprise:-</p> <ul style="list-style-type: none"> o Reconfiguration of fixed seating, screens and breakfast bar as shown on the attached plan <ul style="list-style-type: none"> o New host station at main entrance and relocation of Toby display <p>To add the following non-standard timings to the opening hours to mirror those already permitted for all other licensable activities:</p> <p>"In the event of the transmission of any recognised international sporting event ("the event") which falls outside the current permitted hours on the premises licence to permit opening hours commencing one hour before the start of the event and ending one hour after the end of the event, the details of the event to be notified to the police 10 clear working days beforehand (subject to the agreement reached with West Yorkshire Police re: Crime & Disorder conditions at Annex 2)</p> <p>New Years Eve - from the end of permitted hours on New Years Eve to the start of the permitted hours on New Years Day"</p> <p>To remove Condition 18 under Annex 2 and replace to clarify the requirements for police notification for events of national interest and televised sporting events of national interest.</p> <p>The proposed condition is based on a condition included in other Mitchells & Butlers premises licences and reads as follows:</p> <p>When permission is sought for the sale or supply of alcohol during non standard hours for an event of national interest or a televised sporting event of national interest, then the following</p>	20.11.2025

			<p>will apply:</p> <ul style="list-style-type: none"> a) The applicant must give West Yorkshire Police at least 10 clear working days written notice of any such event of national interest or a televised sporting event of national interest. b) The non standard hours shall apply to one hour before and one hour after a televised sporting event of national interest and a maximum of two additional hours in any one day to any other event of national interest. c) The applicant must have made no more than 12 such applications relating to either an event of national interest or televised sporting event of national interest in any one calendar year. d) If after the 5th working day commencing the day after the request is received, West Yorkshire Police do not respond, then consent will be deemed granted. e) In relation to any request, West Yorkshire Police retain the right to suggest any reasonable variation in promoting the prevention of crime and disorder objective. 	
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