

Minutes of meeting
7pm-9pm, 22nd May 2013
Rawdon Little Moor Primary School

| 1.0 Introductions | Actions |
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| 1.1 Cllr Latty welcomed everyone to the meeting | |
| 2.0 Minutes of the previous meeting and matters arising | |
| 2.1 The previous meeting minutes were approved with one amendment at para 4.7 should not be Westgate. | |
| 2.2 Cllr Latty talked about the parking issue on Ings Lane and Ings Crescent apparently there is a leased tenure on Guiseley AFC which means there is no public right to park in the car park belonging to the club. | |
| 2.3 The parking on Bradford Road was discussed again with Councillor Latty advising the meeting there was no bye-law governing the sale of commercial vehicles on grassed verges. But our Enforcement Officers are happy to try to get vehicles moved on. A comment was made that the grass verges at the junction Hillway and Bradford Road have been churned up through vehicles parking on them | |
| 3.0 Neighbourhood Policing Update | |
| 3.1 PCSO Richard Kersnik was in attendance to advise on current policing issues and take questions.. | |
| 3.2 Burglaries in the area are down 27% with 14 burglaries in the past 3 months. | |
| 3.3 Police are seeing an increase in bikes being stolen from garden stores, especially high value cycles up to £3000. They are seeing an increase in criminals coming from outside the area to steal bikes and there have been some arrests. | |
| 3.4 Police are encouraging cycle owners to register their bikes on website such as Immobilise.com an online register of private property which the Police and other lost property agencies can use to check stolen or lost items and return them to their rightful owner. | |
| 3.5 There has also been an increase in theft of satellite navigation devices from high end cars i.e. Audis, BMW etc. These can cost up to £3000 to replace and thus far are proving difficult to secure within the car as the removal system is very quick and easy. | |
| 3.6 There have been some speed awareness activities taking place on Green Lane with Speed Indication Devices placed there to warn speeding drivers. Results indicated that HGV were not a particular concern. | |
| 3.07 However public opinion differed to this. Concerns were expressed about the volume and speeds of traffic using the road especially skip wagons and Morrisons lorries early in the morning. If further developments are to take place could there be traffic calming measures linked in to this | |
| 3.08 It was proposed a traffic survey be carried out to consider the weight of traffic but this would not record the speed of vehicles on the road. | |
| 3.09 Measures such as making it a one-way street were discussed but Highways designation of the road means that this is not possible. Neither is making it a 20mph zone. | |
| 3.10 Parking on the street was also a concern and yellow lines were discussed, as obstruction of line of sight to the roundabout is a problem. If yellow line were extended however there would be another problem with cars driving faster whereas the parking at least means cars have to drive more carefully. | |
| 3.11 The issue of Greenacre Park being a rat run was mentioned however this is due to fall within a 20mph speed restriction which should at the least calm traffic and may deter drivers from using the street as a cut through. | |

- 3.12 Concerns were raised over the children from Benton Park not using the Zebra crossing correctly and a worry that there could be an accident with children not taking proper care on the busy road. This can be dealt with through the school at the Traffic Safety Officer. RM to speak to officers.

4.0 Any other business

- 4.1 Highways. Councillor Latty advised the meeting he had received an email asking what road repairs were due to be carried out in the area over the year. HE then proceeded to read out a list of roads due to have work carried out. (See APP 1). This list does not take into account any potholes appearing or other repairs that may require urgent attention that Highways will react to as required.
- 4.2 Green Lane Mills. Councillor Latty advised that he had a number of queries about this site and proceeded to give some background on the situation and update as to what was happening now.
- 4.3 The site off Green Lane was sold 2 years ago to Sterling Investments and has remained empty, the roof was stripped and the buildings have become ever more derelict. David Wilson Homes have an option to develop the site and submitted an application to Planning Department this week to build 123 homes. This application has yet to be validated and therefore the plans are not yet available to inspect. Councillor Latty stressed the land is in private ownership and therefore the use cannot be dictated by Leeds City Council. This is a brownfield site and therefore is likely to be looked upon favourably for development by Planning. Councillor Latty cited Clarion and Netherfield Road as cases where there had been appeals that had been turned down. If Planning do not approve it is almost certain David Wilson Homes would appeal and very probably win.
- 4.4 Aireborough Neighbourhood Forum has looked at the site and would like an alternative development with the ponds kept as a green space and some work units incorporated. However the developer will clearly be looking to maximise profit and this option is unlikely to appeal
- 4.5 There is a wider issue here where the present Government has decided local authorities need to build more properties over the next 15 years as there is forecast to be a shortage of housing. Aireborough have been assigned to take 2,300 of the 72,000 properties Leeds as a whole will need to build over the 15 years. This number will include any planning permissions that are not yet built which reduces the actual number still to be planned in Aireborough to circa 1500. There is a lack of potentially suitable sites in this area, those being suitable are mainly greenfield and greenbelt but even so 1500 properties will have to be built and the 123 properties proposed here would reduce that number.
- 4.6 David Wilson Homes have presented their proposals at Greenacre Hall prior to submission to Planning and the plans show the ponds drained with watercourse diverted around the site. The small mill chimney would be preserved, as would frontage to Green Lane and 3 cottages.
- 4.7 A number of concerns were raised at the meeting regarding the potential damage to wildlife through this development. The 2 ponds on the site contain Great crested newts, mussels and fish. These ponds are to be drained and filled in but DWH will have to work with Conservation Officers to ensure they act in accordance with proper procedures. The newts are expected to be removed to another location before any work started on site. However it was claimed that this did not happen on another development at White House Lane and newts were killed as a result.
- 4.8 There was a great deal of concern regarding how the area would cope with another development on top of all the recent developments Guiseley & Rawdon has seen. People felt that the infrastructure was struggling already in terms of schools, doctors, dentists and traffic without another 123 homes.
- 4.9 Concerns were also raised about the large trees on the site and whether or not they had Tree Preservation Orders

- 4.10 There was a great deal of discussion regarding the schools and how the potential new developments would affect local schools that were having to expand already with another 2 set to have consultation talks over the next two months. Free schools were discussed as Councillor Latty advised that Leeds City Council had no plans or resources to build any new schools in the area. It was asked why DWH could not be instructed to either build or contribute towards a new school as part of the planning approval.
- 4.11 A further suggestion was made to build a school on the Greenacre Mills site instead of houses or in addition to houses but reduce the overall number of dwellings.
- 4.12 There was a feeling of frustration that not enough was being done to protect the interests of the people and Councillor Latty advised that he and Councillor Pat Latty lived close to the site and he and all 3 Ward Members were there to represent the peoples views and that they had consistently fought developments over many years but that they had to also remain realistic about what could be done and what was likely to be approved.
- 4.13 A question was asked and agreed that developers had to maintain a certain amount of green space within a site and if so could not one of the ponds be left.
- 4.14 Another question was raised about the large areas of open land in the south of Leeds and why not build more houses there where the infrastructure can cope as opposed to an already over developed area like this. However Councillor Latty responded that Leeds City Council couldn't dictate where developers can build and Guiseley & Rawdon was a popular area. Another problem was that Planning
- 4.15 were limited to considering a planning application from within the area only and could not look at the implications from or on neighbouring areas or other Local Authorities.
- Christine Schofield from Aireborough Neighbourhood Forum spoke about their organisation and how they would be forming a response to the Greenacre Mills development if people would like to comment on their website. Details to be
- 4.16 circulated with the meeting minutes. Christine also commented on how Councillor Latty and the other Councillors were doing their best but the decisions were not down to them
- 4.17 David Ingham from WARD (Wharfedale and Airedale Review Development) spoke about the target number of houses for Leeds and how his organisation is in dispute with Planning over the numbers which WARD believe should be substantially less linking in with the latest Census information. There was a meeting a few weeks ago with Planning officers and WARD have asked for the documentation to back up the numbers, which they are yet to receive. The matter has been to North West Outer Area Committee recently for discussion. There has been an 11% increase in the population of Guiseley & Rawdon since the previous Census and over 5000 new homes built over the wider local area in the previous
- 4.18 9 years.
- Councillor Wadsworth advised that there was a need now to consider the Site Allocation Plan rather than the number of houses as decisions will be taking place as to where future developments will likely be given approval following on from the public consultation due to take place in June and July.
- 4.19 Further concerns were raised about the lack of employment within the area with more developments of housing rather than businesses.
- 4.20 A query was raised regarding the lack of available parking particularly disabled parking on Yeadon High Street.
- 4.21 Another question was raised regarding what would happen to the site of the fire station if it closed and the service moved to Menston. Councillor Latty responded that it would be a matter for Planning
- 4.22 On the subject of Greenacre Mills again it was reported that the large pond had in the past caused flooding to properties on Henshaws. There was a general feeling

that people would like to retain one or both ponds if possible.

- 4.23 A suggestion was made that the site be used as a car park and or school to alleviate the parking issues on the road.
- 4.24 Councillor Latty asked that all comments be fed back to the Aireborough Neighbourhood Forum who even if they were not yet a designated organisation were recognised at Planning. A question was asked as to why Guiseley & Yeadon hadn't got a Parish Council as if they were, as a Parish Council they could be designated. Councillor Latty advised that this was something he had consulted residents on a number of years ago without any interest.
- 4.25 Discussion took place regarding access roads to the site and whether one or two would be better and where they might be placed. Henshaws was suggested but there is heavy traffic that way already so would be unlikely to be approved. Councillor Latty advised the Ward Members had pushed for a row of trees to be planted to the back of the greenspace opposite the site along Greenacre Park as a noise barrier and that there would be demands for a substantial contribution towards the extra classroom space that will be required.
- 4.26 There would also be a request for traffic control measures, traffic lights possibly. If Planning processed the application then the plans would be available in the library and on the Leeds City Council Public Access site on the internet for the public to see and comment on. The last plans appeared to have a number of affordable terraced homes with the majority being 3-5 bedroom detached properties.
- 4.27 Further concern was raised about the knock on effect of the planned expansion of the airport with passenger numbers increasing from 2.7million to 5.5million by 2016
- 4.28 Councillor Wadsworth stressed that £56 million savings needed to be found by Leeds City Council so substantial investment in schools or creating a leisure facility as had been suggested was not feasible.
- 4.30 Councillor Latty responded to a question regarding the Elderly Persons Home change of use advising that matters had not been agreed yet.
- 4.31 Finally as time was up for the meeting a vote was taken to garner some final views on people opinions on the Greenacre development

On the vote that the proposal to build 123 houses there was a bad idea was a unanimous FOR

On the vote for a mixture of employment units and houses 6 FOR

On the vote for keeping at least 1 pond unanimous FOR

On the vote to build a new school on the site 4 FOR

Address for Aireborough Neighbourhood Forum is;

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Next meeting 17th July 2013 Guiseley Methodist Church