

## **NORTH WEST (INNER) AREA COMMITTEE**

**THURSDAY, 16TH DECEMBER, 2010**

**PRESENT:** Councillor B Chastney in the Chair

Councillors J Aktar, S Bentley, P Ewens,  
M Hamilton, G Harper, J Illingworth,  
J Matthews, J Monaghan and L Yeadon

**OFFICERS:** Jason Singh, Acting West North West Area Manager  
Chris Dickinson, West North West Area Management  
Kate Sibson, West North West Area Management  
Shaid Mahmood, Chief Executive's Department  
Ryan Platten, Community Planner  
Kris Nenadic, City Development  
Kevin Bruce, West North West Homes ALMO  
Stuart Robinson, Chief Executive's Department

**\*MEMBERS OF THE PUBLIC:**

Dr Richard Tyler, Leeds HMO Lobby  
John Dickinson, Weetwood Resident's Association/Leeds  
HMO Lobby  
Richard Norton, Headingley Development Trust  
Doug Kemp, West Park Residents Association  
Amanda Jackson, University of Leeds  
Bill McKinnon, Friends of Woodhouse Moor  
Sue Buckle, South Headingley Community  
Association/Friends of Woodhouse Moor  
Duncan Millard, Oblong  
Stella Darby, Oblong  
Emma King, Left Bank Leeds  
Simon Hall, Left Bank Leeds  
Ghaffar Karim, Hyde Park Residents Association  
Mercia Southon, North Hyde Park Neighbourhood  
Association  
Martin Staniforth, North Hyde Park Neighbourhood  
Association  
Marian Charlton, Triangle  
Paul Hudson, Leeds Futsal  
Charlotte Coleman, Leeds Futsal

(\* Please note that the above attendance list was incomplete due to illegible signatures and the late circulation of the document within the public domain at the meeting)

#### **42 Chair's Opening Remarks**

The Chair welcomed everyone to the December meeting of the North West (Inner) Area Committee held in the Lewis Jones Suite, Headingley Carnegie Stadium, St Michael's Lane, Headingley, Leeds 6.

#### **43 Late Items**

The Chair agreed to accept the following documents as supplementary information:-

- Proposal to Build a BMX Trail at Dobby Row, Off Kirkstall Road – additional Information (Agenda Item 7) (Minute 47 refers)
- Woodhouse Community Centre Asset Transfer – Supplementary/ Additional Information (Agenda Item 10 ) (Minute 50 refers)

The documents were not available at the time of the agenda despatch, but circulated by e mail and made available to the public on the Council's web site prior today's meeting.

#### **44 Declarations of Interest**

The following personal declarations of interest were declared:-

- Councillor J Illingworth in his capacity as a Director and Company Secretary of Kirkstal Valley Park and also as a Director and Company Secretary of Dig2ride (Agenda Item 7) (Minute 47 refers)
- Councillor P Ewens in her capacity as a School Governor of Leeds Girls High School (Agenda Item 8) (Minute 49 refers)
- Councillor L Yeadon in her capacity as a Member of Kirkstall Valley Community Association (Agenda Item 8) (Minute 49 refers)
- Councillor G Harper in his capacity as a Board Member on Caring Together in Woodhouse and Little London (Agenda Item 10) (Minute 50 refers)

#### **45 Apologies for Absence**

Apologies for absence were received on behalf of Councillors B Atha and J Chapman.

#### **46 Open Forum**

In accordance with Paragraphs 6.24 and 6.25 of the Area Committee Procedure Rules, the Chair allowed a period of up to 10 minutes for members of the public to make representations or ask questions on matters within the terms of reference of the Area Committee:-

##### **a) Houses in Multiple Occupation- Update**

Referring to Minute 31 (a) of the meeting held on 28<sup>th</sup> October 2010, Dr Richard Tyler updated the Area Committee on developments in respect of proposed changes to HMO legislation.

He referred to the recent success of the Council's White Paper on this issue and updated the meeting on the progress to date in relation to the Article 4 Direction.

In concluding, he requested the Area Committee to move a recommendation for fees to be charged for planning applications under Article 4 Directions.

The Chair responded and it was agreed to revisit this issue under the item 'matters arising from the minutes' and to request the Community Planner to give a verbal update.

b) Leeds Girls High School – Various Issues

Bill McKinnon, Friends of Woodhouse Moor referred to the recent consideration of the Leeds Girls High School planning application at Plans Panel (West) on 14<sup>th</sup> December 2010. He raised a series of concerns about the quality of decision making at the meeting.

At the request of the Chair, Councillor J Matthews responded and confirmed that Elected Members trusted the advice given by officers of the Council when considering planning applications/planning reports.

Mercia Southon, North Hyde Park Neighbourhood Association thanked Bill McKinnon for his work regarding the Leeds Girls High School planning application. She urged Elected Members to consider the matter carefully.

Councillor J Illingworth informed the meeting that he was also present at the Plans Panel (West) meeting on 14<sup>th</sup> December 2010 and raised his concerns that Rose Court was not included within the planning application. He also raised his concerns that a number of relevant papers were missing from the Council's website which needed investigating by the Area Committee.

Councillor M Hamilton informed the meeting that this was a highly complex issue and suggested that it maybe appropriate to undertake an investigation into the background issues relating to Rose Court.

c) West Park Centre

Doug Kemp, West Park Residents Association referred to the West Park Centre and raised his concerns that there had been no progress made since 2008 with regards to the future of the building.

At the request of the Chair, the Acting West North West Area Manager responded and informed the meeting that approval to proceed with the consultation to inform the feasibility study was still awaited by Councillor K Wakefield, Leader of Council.

Councillor J Illingworth raised his concerns of the fact that Education Leeds were withdrawing lettings at the centre signalling that the centre was now being considered for disposal by the Council. He asked that Members be informed why the planned consultation had been delayed.

The Acting West North West Area Manager responded and agreed to investigate this issue further with the Acting Director of City Development with the aim of providing Weetwood ward Members with a briefing on this issue.

The Chair informed the meeting that a report on the Void Property Process would be submitted to the Scrutiny Board (Central and Corporate Functions) meeting on 10<sup>th</sup> January 2011. He requested the Acting West North West Area Manager to circulate a copy of the report to Members of the Committee and to place this item on the agenda of the next Area Committee meeting in February 2011.

d) HEART Scheme

Richard Norton, Headingly Development Trust referred to the HEART scheme and informed the meeting that an official opening would take place 25<sup>th</sup> January 2011 with an invitation being extended to the Area Committee.

e) Leeds Futsal

Paul Hudson, Leeds Futsal referred to the above issue and outlined the consultation process to date. The Area Committee noted that a leaflet was now available and in concluding, Mr Hudson agreed to report back the outcome of the consultation process at the next Area Committee meeting in February 2011.

**47 Minutes of the Previous Meeting**

**RESOLVED-**

- a) That the minutes of the previous meeting held on 28<sup>th</sup> October 2010 be approved as a correct record.
- b) That the matters arising update from the 28<sup>th</sup> October 2010 meeting be noted, together with the supplementary information circulated at the meeting in relation to the challenges facing the proposal to build a BMX Trail at Dobby Row, off Kirkstall Road.

**48 Matters Arising from the Minutes**

a) Houses in Multiple Occupation (Minute 31(a) refers)

Ryan Platten, Community Planner updated the meeting on developments in respect of proposed changes to HMO legislation. He referred to a meeting which took place on 9<sup>th</sup> December 2010 between the Chief Planning Officer and ward Members where it was agreed to take an Article 4 Direction report to Executive Board on 5<sup>th</sup> January 2011. He informed the meeting that should these proposals be agreed, the Council would have new powers to limit the number of new HMOs, subject to a 12 months notice period.

Following a debate, the Area Committee supported this course of action with a request that it should proceed as quickly as possible.

The Chair referred to Dr Richard Tyler's request for the Area Committee to move a recommendation that fees should be charged for planning applications under Article 4 Directions.

Arising from discussions, the Area Committee agreed to the proposal and the Chair agreed to write a letter to the Chief Planning Officer with an input from the Community Planner.

b) Royal Park School (Minute 31 (b) refers)

Jason Singh, Acting West North West Area Manager updated the meeting on developments in respect of Royal Park School, together with details of the current security arrangements in place.

Councillor J Illingworth queried why the caretakers house could not be occupied to provide on site security.

Following a debate, the Acting West North West Area Manager agreed to discuss this issue further with the Acting Director of City Development with a view to providing a briefing for Headingley ward Members as soon as possible.

c) Health and Wellbeing Partnership (Minute 33 (d) refers)

Councillor L Yeadon referred to the Health and Wellbeing Partnership and the implications of the forthcoming Public Health White Paper.

Arising from discussions, it was agreed to request the Acting West North West Area Manager to arrange a seminar on this issue prior to one of the next Area Committee meetings.

d) Key Messages from Area Committee Sub Groups and Forums (Minute 36 refers)

Councillor G Harper referred to his non-attendance at a number of City Centre Plans Panel meetings and explained that this was due to his recent appointment as Lead Member, Development which would have resulted in a conflict in interest. The Committee noted that Councillor N Taggart had now replaced him on the Panel since October 2010.

Councillor J Illingworth referred to the general issue of Sub Group representation and the need for local residents to be invited to attend all Sub Group meetings.

At the request of the Chair, Councillor J Monaghan responded and stated that Sub Groups should have similar public representation as the Planning Sub Group does, but should not be generally open to the public. He referred to the Transport Sub Group which due to its large attendance of residents, worked more like a public forum rather than a Sub Group of the Area Committee.

Arising from discussions, the Chair agreed to leave the issue of inviting members of public to Sub Group meetings at the discretion of the Sub Group Chair's.

#### **49 Well-being Fund Monitoring Report**

Referring to Minute 86 of the meeting held on 25<sup>th</sup> February 2010, the Director of Environment and Neighbourhoods submitted a report updating the meeting on the Well-being Fund projects approved in February 2010, and on the current Well-being Fund budget position. The report also included proposals to decommission two projects that have not progressed for some years.

Kate Sibson, West North West Area Management presented the report and responded to Members' queries and comments.

Detailed discussion ensued on the contents of the report.

#### **RESOLVED –**

- a) That the contents of the report and the progress made by Well-being funded projects this year be noted.
- b) That approval be given to a small grant application of £500 for the Leeds Girls High School Action Group with the remainder to be funded from MICE monies.
- c) That this Committee notes that the West Yorkshire Police now expect to spend the total Off Road Motorcycle grant this financial year, and not carry forward an under spend as outlined in Section 2.20 of the report.
- d) That approval be given to the following new Well-being applications as outlined in Section 7.1 and 7.2 of the report:-
  - Left Bank Leeds – £18,250 to be funded £9,389 from the central capital pot and £8,861 from the revenue budget
  - Little London Arts - £2,925 revenue funding, agreed in principle, subject to agreement of the project budget by ward Members
- e) That this Committee notes the deadline of 31<sup>st</sup> December 2010 for applications to the 2011/12 Well-being fund revenue budget.

#### **50 Woodhouse Community Centre Asset Transfer**

The Director of Environment and Neighbourhoods submitted a report seeking the Area Committee's support for the community asset transfer of the Woodhouse Community Centre.

In addition to the above report, Members received supplementary information on this issue to assist them with their deliberations.

Jason Singh, Acting West North West Area Management presented the report and responded to Members' queries and comments.

At the request of the Chair, the following representatives from Oblong were in attendance to provide the meeting with the relevant background information:-

- Duncan Millard
- Stella Darby

In summary, specific reference was made to the following issues:-

- the background financial details pertaining to Caring Together in Woodhouse and Little London, with reference to resources available for rent
- clarification of how the charging arrangements compare with the HEART scheme and the need to develop a fairer policy for future schemes
- to note that approval of the Executive Board was required should the transfer be approved at today's meeting

**RESOLVED-**

- a) That the contents of the report be noted.
- b) That approval be given to support the proposal for community asset transfer of the Woodhouse Community Centre on a 50 year peppercorn lease to Oblong, on the condition that capital funding was obtained as indicated in Section 5 and agreement was reached regarding the usage required by Youth Services.

**51 Area Manager's Report**

The Director of Environment and Neighbourhoods submitted a report informing Members of the progress on a number of projects in inner North West Leeds as determined by progress against the Leeds Strategic Plan and the Area Delivery Plan 2009-11.

Appended to the report were copies of the following documents for the information/comment of the meeting:-

- Inner North West Area Committee – Your Community Charter (Appendix 1 refers)
- The Leeds Spending Challenge (Appendix 2 refers)

Jason Singh, Acting West North West Area Management presented the report and responded to Members' queries and comments.

In summary, specific reference was made to the following issues:-

- clarification of the Spending Challenge protocol; who was the target audience and how it would be monitored?  
*(The Acting West North West Area Manager responded and informed the meeting that the Communications Team would be overseeing the monitoring process)*
- specific details around the number of copies to be produced and the production costs in relation to the Community Charter document

*(The Acting West North West Area Manager responded indicating that approximately 500 copies would be printed and distributed to the public at key locations in the area)*

**RESOLVED-**

- a) That the contents of the report and appendices be noted.
- b) That approval be given to the draft Inner North West Community Charter in accordance with the report now submitted.
- c) That this Committee supports local participation in the spending challenge exercise.

**52 Key Messages from Area Committee Sub Groups and Forums**

The Director of Environment and Neighbourhoods submitted a report providing Members with an update and summary on progress made at the Area Committee sub groups and ward forums that have taken place since the last Area Committee.

Chris Dickinson, West North West Area Management presented the report and responded to Members' queries and comments.

**RESOLVED –**

- a) That the contents of the report be noted.
- b) That this Committee notes the request from the Planning Sub Group for the Area Committee to support the Sustrans 'Quality Streets for All' Initiative.
- c) That the following dates of recent and future meetings be noted:-
  - a. Environment Sub Group - 9<sup>th</sup> December 2010
  - b. Hyde Park & Woodhouse Forum - 13<sup>th</sup> January 2011
  - c. Planning Sub Group - 8<sup>th</sup> December 2010

**53 Towards Integrated Locality Working**

The Assistant Chief Executive (Planning, Policy and Improvement) submitted a report informing the Area Committee on the progress of recent work on locality working through a Locality Working Pathfinder in the South East wedge of the city. The report also invited Members to comment and support the initial proposals arising from the Pathfinder.

Appended to the report was a copy of a document entitled 'Locality Working – Draft Design Principles' for the information/comment of the meeting.

Shaid Mahmood, Locality Working Pathfinder Manager, Chief Executive's Department presented the report and responded to Members' queries and comments.

In summary, specific reference was made to the following issues:-

- clarification as to whether or not the proposals around locality working included the full range of Council services

- clarification of the proposals: the powers open to members of the public and how it would work in practice at a local level (*The Locality Working Pathfinder Manager responded and informed the meeting that more detailed reports on the practicalities of locality working in Inner North West would follow to the Area Committee in due course, upon the appointment of 'One Council' Area Leeds*)
- clarification of timescales in delivering the proposals
- clarification of the new delegation arrangements regarding Streetscene
- the need to recognise that locality working was important around the public health agenda and that GP consortia should be invited to attend a seminar before a future Area Committee

**RESOLVED –**

- a) That the contents of the report and appendices be noted.
- b) That this Committee notes the progress on the Locality Working Pathfinder to date.
- c) That this Committee supports the approach of a 'One Council' Area Leader to lead the integration of services locally, together with the set of design principles as outlined in the appendix to form the basis of what the Council was seeking to achieve through locality working in Leeds.

**54 Annual Report for Parks and Countryside Service in North West Inner Area Committee**

The Head of Parks and Countryside Service submitted a report on developing the relationship between the Parks and Countryside Service and the North West (Inner) Area Committee.

Appended to the report was copy of document entitled 'Parks and Countryside contribution to the Leeds Strategic Plan' for the information/comment of the meeting.

Kris Nenedic, Parks and Countryside Operations Manager, Parks and Countryside, City Development presented the report and responded to Members' queries and comments.

In summary, specific reference was made to the following issues:-

- the need to involve more local groups towards developing new schemes e.g. Sparrow Park
- clarification of the current position with regards to installing a roundabout at Kirkstall Abbey following MICE money funding (*The Parks and Countryside Operations Manager responded and informed the meeting that the roundabout would be installed by March 2011*)

- clarification of the current position in relation to half a million of unspent Section 106 monies assigned for Open Space provision and the need for progress for a park on Alexandra Road and Hartley Crescent (*The Parks and Countryside Operations Manager responded and agreed to investigate this issue further with a report back to the Area Committee via the Acting West North West Area Manager*)
- clarification of the progress undertaken to date in relation to PPG17 and the details around completion
- clarification of how the figures were calculated in relation to the number of people who attended parks

**RESOLVED-**

- a) That the contents of the report and appendices be noted.
- b) That the priorities identified in the report for investment in community parks, playing pitches and fixed play facilities be addressed by the Head of Parks and Countryside.

**55 Date and Time of Next Meeting**

Thursday 24<sup>th</sup> February 2011 at 7.00pm at St Chad's Parish Centre, St Chad's Vicarage, Otley Road, Leeds LS16 5JT.

(The meeting concluded at 9.25pm)