

**PLANNING GROUP
12th December 2007 (9:00 – 10:00)
Civic Hall**

MINUTES

Present:	Cllr S Bentley (Chair)	Weetwood
	David Hall	Far Headingley Resident Rep.
	Freda Matthews	Hyde Park and Woodhouse Resident Rep.
	Ken Torode	Kirkstall Resident Rep.
Officer(s) in Attendance	Richard Brown	North West Area Management Team
	Andrew Crates	Community Planner

ACTION

- 1.0 APOLOGIES
- 1.1 Cllr M Hamilton – Headingley
Richard Tyler - Headingley Resident Rep.
- 2.0 MINUTES OF LAST MEETING
- 2.1 Agreed
- 2.2 In relation to item 2.5, RB noted that a workshop had taken place at Leeds Metropolitan University in relation to the Kirkstall Valley Park proposals.
- 2.3 In relation to item 3.0, SB expressed concern about the lack of progress in dealing with the Conservation Area Appraisal work previously undertaken by residents. SB/AC to contact Richard Taylor (Conservation Team Leader) **SB/AC**
- 2.4 In relation to item 4.5, KT expressed frustration over the lack of enforcement progress at 291 and 295 Spen Lane. AC provided an update received from Jim Wigginton (Planning Compliance Manager). Work is ongoing to establish effective enforcement action.
- 2.5 In relation to item 5.2, SB also expressed concern over the location of employment sites in the Core Strategy. The dominance of housing over employment uses in the Woodside Quarry application was noted. DH considered that the hierarchy of town centres in the Core Strategy is incorrect and does not give enough weight to the importance of local shops. All noted the dangers of over-centralisation of the both shopping facilities and colleges etc.

APPENDIX 4

3.0 NEIGHBOURHOOD DESIGN STATEMENTS UPDATE

- 3.1 AC provided an update on the Headingley and Hyde Park NDS. Work on character area appraisals is ongoing. All agreed the need to work with the universities as stakeholders in the area.
- 3.2 DH expressed concern about the potential loss of cycle lanes on the A660. SB noted concern at the number of 20-24 year old cyclists involved in accidents.
- 3.3 AC provided an update on the Kirkstall Community Document; work is ongoing.
- 3.4 FM provided an update on the Little Woodhouse NDS. 5000 questionnaires have been sent out and are starting to come in. A public meeting is to be held in late January.
- 3.5 All noted that some flats in purpose built accommodation are apparently being sold to first time buyers.
- 3.6 RB to investigate and ensure that there are sufficient funds available for the work being carried out on the NDSs. **RB**

4.0 PRE-APPLICATION CONSULTATION – VALLEY HOUSE, CARDIGAN RD

- 4.1 AC presented the pre-application proposals that have been received, also sent to Ward Members, South Headingley CA and Cardigan Triangle CA. Planning permission was granted in 2004 for 16 additional flats within an extension and a courtyard building. The developer, Leeds and Yorkshire Housing Association, now consider that the building does not lend itself to retention and refurbishment for the proposed Affordable Housing scheme. Given the conversion difficulties, it is now proposed to demolish Valley House and develop new buildings to provide 17 apartments intended for family occupation (10 two bed and 7 three bed units). The proposals comprise the erection of a three and four storey building comprising twelve family duplex dwellings, a smaller two storey block comprising three terraced houses and a courtyard building comprising a pair of apartments. AC provided detailed comments and outlined Conservation Area considerations.
- 4.2 Detailed discussion took place over the proposals. All considered that there was insufficient justification for demolition of the building, given its Conservation Area setting. Concern was also expressed about the design and use of materials in the proposed buildings. Concern was also expressed that any Conditions regarding the use as Affordable Housing and prohibition of student occupancy may be varied in the future. AC to feedback to planning consultant. **AC**

APPENDIX 4

5.0 LDF / POLICY UPDATE

5.1 Given RT's absence, it was decided to postpone discussion on an Area Action Plan to the next meeting. AC provided an update on the Planning Bill currently being considered in parliament. There are a number of proposals being put forward including the creation of an Infrastructure Planning Commission to deal with major schemes (airports, power stations etc), some appeals being heard by Elected Members, alterations to the application of Article 4 Directions, the removal of sustainability appraisals from Supplementary Planning Documents and the creation of Tree Preservation Regulations rather than Orders. AC also informed the group that the emerging SPD on Affordable Housing will be available for consultation in the new year.

6.0 SIGNIFICANT APPLICATIONS / APPEALS

6.1 AC reported that the application for Kirkstall District Centre had been presented at West Plans Panel. Members resolved to refuse the application on the grounds of highway impact and lack of Affordable Housing provision.

6.2 AC described the proposals for a flats development at Haigh Wood Road, Horsforth.

6.3 AC noted that an appeal had been lodged against the Council's refusal of planning permission for a take-away at Unit 33 of the Arndale Centre. DH considered that the Arndale Centre ought to be contributing to the improvement of public transport facilities on Otley Road. All agreed that Andrew Hall (Transport Policy) should be invited to the next meeting to discuss cycle/bus issues along the A660.

AC

7.0 KEY MESSAGES

7.1 For action – The planning group requests support from Area Committee in asserting the importance of sustainable transport modes, other than the private car.

AC

8.0 DATE AND TIME OF NEXT MEETING

8.1 9th January 2008 – 9:00 (Civic Hall – to be confirmed)