

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

**THURSDAY, 3RD APRIL, 2008**

**PRESENT:** Councillor J Monaghan in the Chair

Councillors B Atha, S Bentley, P Ewens,  
M Hamilton, J Illingworth, B Jennings, D Morton  
and L Rhodes-Clayton

**OFFICERS:** Steve Crocker, West and North West Area Manager  
Dayle Lynch, North West Area Management  
Andrew Crates, Community Planner  
Peter Warneford, Environmental Health Services  
Jane Maxwell, Children's Services, Chief Executive's  
Department  
Stuart Robinson, Chief Executive's Department  
Inspector David Bugg, West Yorkshire Police  
Inspector Ian Croft, West Yorkshire Police

**MEMBERS OF THE PUBLIC:** Dr Richard Tyler, Leeds HMO Lobby  
Amanda Jackson, University of Leeds  
Bill McKinnon, Friends of Woodhouse Moor  
John Dickinson, Weetwood Residents Association  
Ben Chastney, Liberal Democrat Candidate, Weetwood  
Lucinda Yeadon, Labour Candidate, Kirkstall  
Sue Buckle, South Headingley Community Association  
Penny Bainbridge, Cardigan Centre  
Steve Harris, Kirkstall Festival  
Mercia Southon, North Hyde Park Neighbourhood Association  
Richard Veitch, Leeds Organic Growers  
Luna Zabalta, Leeds Organic Growers  
Duncan Millard, OBLONG  
Anna Rudd, OBLONG  
J Lince, Ireland Crescent Sheltered Housing  
T Fursden, Local Resident  
Ian Harker, Focum  
Amit Roy, Local Resident  
Andy Bereston, Local Resident  
P Liner, Local Resident

### **89 Chair's Opening Remarks**

The Chair welcomed everyone to the April meeting of the North West (Inner) Area Committee held at the City of Leeds School, Bedford Field, Woodhouse Cliff, Leeds 6.

He informed the meeting that as there were no Weetwood Members present at the commencement of the meeting, the meeting was inquorate.

He also informed the meeting that this would be the last meeting for Councillor D Morton and Councillor E Minkin as they would not be standing at the forthcoming local elections in May. On behalf of the Area Committee he paid tribute to their valuable contributions as Ward Members and to the Area Committee over the many years they served on the Council.

In concluding, the Chair also informed the meeting that Councillor E Minkin had been taken ill. On behalf of the Area Committee, he conveyed his best wishes to her for a speedy recovery.

**90 Exclusion of Public**

**RESOLVED** – That the public be excluded from the meeting during consideration of the following parts of the agenda designated exempt on the grounds that it is likely, in the view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of exempt information so designated as follows:-

Appendix 1 to the report referred to in Minute 105 under the terms of Access to Information Rule 10.4(3) on the grounds that this document disclosed land valuations of Woodsley Road Multi-Cultural Community Centre relating to a number of differing circumstances. In these circumstances it was considered that the public interest in maintaining the exemption in relation to this appendix outweighs the public interest in disclosing the information by reason of the fact that by disclosing these details, the negotiation procedure to be undertaken between the Council and Woodsley Road Management Committee could be undermined and detrimentally affected.

**91 Late Items**

In accordance with his powers under Section 100B (4)(b) of the Local Government Act 1972, the Chair admitted to the agenda, a late item of business in relation to Woodsley Road Multi-Cultural Community Centre (Agenda Item 13) (Minute 105 refers).

This item was late as crucial information on the valuation of Woodsley Road Multi-Cultural Community Centre was not received in time to allow the report to be produced for the normal agenda release deadline.

**92 Declarations of Interest**

(a) The following personal declarations were reported:-

- Councillor J Illingworth in his capacity as an employee of the University of Leeds – Leeds Boys' Grammar School (Agenda Item 6) (Minute 94 refers)
- Councillor J Illingworth in his capacity as a Director of Leeds Organic Growers – Community Composting Project (Agenda Item 9) (Minute 98 refers)
- Councillor D Morton in his capacity as an employee of Headingley Development Trust – Headingley HEART Project (Agenda Item 9) (Minute 98 refers)

- (b) The following personal and prejudicial interest was declared:-
- Councillor P Ewens in her capacity as a Board Member of Woodsley Road Management Committee (Agenda Item 13) (Minute 105 refers)

### **93 Apologies for Absence**

Apologies for absence were received on behalf of Councillor J Chapman, Councillor K Hussain and Councillor E Minkin.

A number of apologies received from members of the public were read out at the meeting.

### **94 Open Forum**

In accordance with paragraphs 6.24 and 6.25 of the Area Committee Procedure Rules, the Chair allowed members of the public to make representations or ask questions on matters within the terms of reference of the Area Committee.

In summary the following issues were raised at the meeting:-

- Sheltered Housing/Community Centres – Funding  
Mr J Linch, Ireland Crescent Sheltered Housing enquired if there was any funding available for training purposes i.e. computer training etc for residents in Sheltered Housing/Community Centres.

The Chair responded and it was noted that a report on Community Centres would be submitted to the July 2008 meeting for consideration.

- Garden Waste/Brown Bin Collections – Becketts Park Recycling Centre and Weetwood ward  
Councillor B Atha referred to the current inequality that existed between charged for and non-charged for brown bin collections in the area. He requested the Area Committee to take urgent appropriate action in this regard.

The Chair responded and it was noted that this issue would be discussed in more detail under the item 'Well-being end of year monitoring' in relation to the Community Composting project (Item 9) (Minute 98 refers).

- Oblong Resource Centre – Short Term Funding Crisis  
Mr D Millard, referred to Oblong Resource Centre and informed the meeting that there was a funding crisis at the centre due to the withdrawal of a number of funding streams, e.g. NRF, and the organisation's unsuccessful application for funding from the National Lottery.

The Chair responded and asked North West Area Management to contact Oblong to discuss their current issues and seek to assist the identification of a solution.

- Butcher Hill Fields – Proposed Indoor Training Facilities

A representative of Spen Hill, West Park and Moor Grange Resident Associations spoke of the proposed indoor training facilities to be built on Butcher Hill playing fields by Powerleague and raised his concerns about the removal of this green space from the use of local people.

It was requested that the Area Committee oppose this development.

**Councillor S Bentley and Councillor B Jennings joined the meeting at 7.20 pm during discussions of the above issue. The Chair announced that at this point in the proceedings the meeting was now quorate.**

Following discussions, the Committee supported this request and referred this matter to the Planning Sub Group for consideration, together with inviting those representatives who were in attendance at tonight's meeting.

(Under the provisions of Council Procedure Rule 16.5, Councillor B Jennings required it to be recorded that he abstained from voting on this issue)

- Kirkstall Nature Reserve– Damage to general area/trees etc  
Reference was made to the general damage caused to area.

It was requested that the Area Committee take appropriate action in this regard.

The Committee noted the concerns and requested North West Area Management to investigate this matter further.

Councillor J Illingworth also informed the meeting that there was evidence of drug taking within Kirkstall Nature Reserve. He stated that the issue had been referred to the police in Armley and that the matter was being addressed.

- Woodhouse Moor – Designated Public Places Order (DPPO)

Bill McKinnon, Friends of Woodhouse Moor referred to Janet Bailey's speech made at a recent Hyde Park and Woodhouse Forum meeting and reaffirmed his concerns that Woodhouse Moor would be omitted from a Designated Public Places Order.

The Committee noted his concerns.

- Woodhouse Moor – Proposed Bus Lane

Bill McKinnon, Friends of Woodhouse Moor referred to proposals to create a bus lane on Woodhouse Lane by Woodhouse Moor. Concern was expressed about the potential loss of Yorkshire stone pavements, and impacts on the moor.

The Chair of the Committee requested Area management look into the proposals and supply both Members and Friends of Woodhouse Moor with further information.

- Proposed Workshop – Leeds Girls’ High School  
Bill McKinnon, Friends of Woodhouse Moor referred to a forthcoming workshop on the proposed sale and redevelopment of the Leeds Girls’ High school site.

At the request of the Chair, Councillor M Hamilton updated the meeting on current developments.

- Multi-use games area on Woodhouse Moor  
Bill McKinnon, Friends of Woodhouse Moor, referred to a statement prepared by the City Development department on Section 106 issues in relation to the proposed multi-use games area on Woodhouse Moor.

Following discussions, it was agreed that further ward member consultation was required in this area and the Committee reaffirmed that no further action would take place on this issue during the consultation period.

- Leeds Girls’ High School – Greenspace used as playing fields  
Councillor B Atha referred to the above issue and reiterated that any proposal around the loss of greenspace for the use of playing fields should be opposed and made future policy of this Committee.

This view was supported by the Committee.

Councillor J Illingworth updated the meeting on the current developments regarding Leeds Boys’ Grammar School.

The Committee noted the current position.

- Leeds Boys’ Grammar School  
Mr A Bereston, a local resident, referred to the former Leeds Boys’ Grammar School site and proposed that the University of Leeds be approached requesting them to re-instate a playing field on the site’s remaining greenspace.

Councillor J Illingworth responded and suggested that a report should be commissioned around the Sports Pitch Strategy for future consideration by the Committee.

It was noted that a report on the Sports Pitch Strategy would be submitted to the July 2008 meeting for consideration.

- Portable Barbecues on Woodhouse Moor  
Sue Buckle, South Headingley Community Association referred to the illegal use of portable barbecues on Woodhouse Moor and asked that

Police Community Support Officers (PCSOs) be instructed to enforce these laws.

**95 Minutes of the Previous Meeting**

**RESOLVED –**

- (a) That the minutes of the meeting held on 7<sup>th</sup> February 2008 be approved as a correct record.
- (b) That the update on matters arising from the previous meeting be noted.

**96 Matters Arising from the Minutes**

- (a) Open Forum – Street Lighting in Hyde Park (Minute 78 refers)  
Sue Buckle, South Headingley Community Organisation made reference to the above issue and informed the meeting that in addition to old street lights causing a nuisance, Yorkshire paving stones had been left propped against walls, and not street lights as minuted.
- (b) Ralph Thoresby High School and Tinshill (Minute 81 (d) refers)  
Councillor J Illingworth referred to the above issue and requested that a copy of letter previously sent to him from the Chair should be circulated to all Members on the Committee for their information/retention.

The Chair responded and agreed to e-mail a copy to all Members on the Committee.

- (c) Well-being Report (Minute 82 refers)  
Councillor D Morton referred to the Rosebank Millennium Green Trust project and suggested that a working group be set up to look specifically at greenspace issues.

The Chair informed the meeting that a sub-group and forum review report would be presented at the next meeting.

Councillor Morton also referred to the Site Based Gardeners project and enquired if this matter had been referred to Internal Audit.

**97 Forum and Sub Group Update Report**

The Director of Environment and Neighbourhoods submitted a report providing Members with full minutes and key messages from ward forums and sub groups that have taken place since the last Area Committee.

Discussion ensued on the contents of the report and appendices.

Specific reference was made to the rising levels of graffiti and litter, particularly within areas of Hyde Park and Woodhouse, Kirkstall and far Headingley.

Members expressed their growing concerns in relation to the level of service provided by Streetscene.

The Chair informed the meeting that Members of the Committee had recently met with the new Environmental Services Chief Officer to discuss some of these concerns and it was noted that a progress report on streetscene issues, including graffiti and litter, would be submitted to the July 2008 meeting.

**RESOLVED –**

- (a) That the contents of the report and associated key messages be noted.
- (b) That approval be given to the request from the Planning Sub Group, to give support to the development of a Park and Ride scheme serving the A660 corridor, at or adjacent to the Boddington Hall site.
- (c) That approval be given to the request from the Planning Sub Group, to give support in ensuring that users of alternative modes of transport should not be inconvenienced by private car traffic and that there should be greater equality amongst road users.
- (d) That approval be given to the request from the Planning Sub Group, to give support in lobbying for greater provision of Affordable Housing in Inner North West Leeds.

**98 Well-being end of year monitoring report**

The Director of Environment and Neighbourhoods submitted a report providing Members with monitoring of ongoing Well-being projects for quarter 4 2007-08.

Detailed discussion ensued on the contents of the report.

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

- Headingley HEART project – arising from discussions, it became apparent that Headingley Development Trust were experiencing a financial shortfall of this project and seeking a possible extension of the current ‘drop dead’ date to allow them more time to secure funding for the project.  
*(Following discussions, Members requested that Headingley Ward Members should arrange a meeting between Headingley Development Trust and Council Leaders with a view to discussing the financial shortfall of this project, and a possible extension of the current ‘drop dead’ date)*
- Community Composting Project – at the request of the Chair, Richard Veitch from Leeds Organic Growers provided the meeting with background information and statistics on the brown bin collection scheme, together with the current problems encountered with the inequality that existed between charged for and non-charged for brown bin collection schemes, in particular within the Kirkstall and Weetwood wards.  
*(Following discussions, Members requested that the West and North West Area Manager should undertake immediate discussions with senior Streetscene officers on the inequality issues reported)*

**RESOLVED -**

- (a) That the contents of the report be noted.
- (b) That in relation to the Headingley HEART project as referred to in Section 2.4 of the report, Headingley Ward Members be requested to arrange a meeting between Headingley Development Trust and Council leaders with a view to discussing the financial shortfall of this project, and a possible extension of the current 'drop dead' date, to allow Headingley Development Trust more time to secure funding for the project.
- (c) That in relation to the Community Composting project as referred to in Section 2.5 of the report, the West and North West Area Manager be requested to undertake immediate discussions with Streetscene officers on the current inequality that existed between charged for and non-charged for brown bin collection schemes.

(Under the provisions of Council Procedure Rule 16.5, Councillor J Illingworth required it to be recorded that he abstained from voting on resolution (c) above)

**99 Area Manager's Report**

The Director of Environment and Neighbourhoods submitted a report informing Members of progress on a number of projects in Inner North West Leeds.

In addition to the above report, Members received a power point presentation on the Leeds Annual Resident Survey 2007 and 2007 Indices of deprivation from the West and North West Area Manager, together with copies of the following documents for their information/retention:-

- Leeds Annual Survey 2007 – Comparison with 2005 – North West Leeds District
- An understanding of the Indices of Deprivation 2007 - Area Committee Profile – Inner North West

The West and North West Area Manager presented the report and responded to Members' queries and comments.

Specific reference was made to the report of the Indices of Deprivation 2007 and on the reasons as to why Silk Mills and Ivesons were ranked in the 20% most deprived nationally on the Index of Multiple Deprivation.

Reference was also made to the fact that the indices of deprivation did not represent the true situation on the ground in the AHoM area.

**RESOLVED -** That the contents of the report be noted.

**100 Development of New Area Delivery Plan for 2008-11**

The Director of Environment and Neighbourhoods submitted a report on a suggested process for developing the Area Committee's new Area Delivery Plan (ADP) for the period 2008-11.

The West and North West Area Manager presented the report and responded to Members' queries and comments.

Specific reference was made to the themed service areas identified in Section 3.1 of the report and the Committee noted that further areas could be included as part of the Area Delivery Plan process.

The Committee also noted that the Area Delivery Plans would be part of the Leeds Strategic Plan framework and that a final draft of the Area Delivery Plan would be presented to the Area Committee for approval in July 2008.

**RESOLVED -**

- (a) That the contents of the report be noted.
- (b) That approval be given to the process for the development of the new Area Delivery Plan for 2008-11 as outlined in Section 3.0 of the report.

**101 Little London and Woodhouse Intensive Neighbourhood Management**

The Director of Environment and Neighbourhoods submitted a report outlining the 2008/09 budget for the Intensive Neighbourhood Management Project in Little London and Woodhouse.

**RESOLVED** – That the contents of the report be noted.

**102 Update on HMO Licensing**

The Director of Environment and Neighbourhoods submitted a report outlining the current position in Leeds of the impact of legislation on HMO licensing.

Peter Warneford, Service Manager, North West, Environmental Health Services presented the report and responded to Members' queries and comments.

Detailed discussion ensued on the contents of the report.

Specific reference was made to the issue of discretionary licensing as outlined in Section 7.0 of the report and the Council's commitment to the consideration of introducing Additional Licensing through both the Private Rented Sector Housing Strategy and the Shared Housing Strategy and for proper and full implementation of Mandatory Licensing remaining a priority at the present time.

**RESOLVED -**

- (a) That the contents of the report be noted.
- (b) That approval be given to the following recommendations in relation to the impact of HMO Licensing legislation:-

- to support the application for additional licensing of HMOs within the Area of Housing Mix
  - to submit an application by 1<sup>st</sup> April 2009
  - to refer this issue to the Shared Housing Group for their involvement and contribution
- (c) That officers be congratulated on the excellent work undertaken to date.

### **103 Section 106 Planning Agreements**

The Director of Environment and Neighbourhoods submitted a report on Section 106 Planning agreements.

Appended to the report was a copy of a document entitled 'The Current Position with Section 106 Planning Agreements and Section 278 Highways Agreements – Report of the Chief Planning Officer to Scrutiny Board City Development – 18<sup>th</sup> December 2007' for the information/comment of the meeting.

Discussion ensued on the contents of the report and appendices.

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

- the need for Elected Members to be involved at an early stage of the process in relation to the negotiation of Section 106 Agreements in Leeds
- the need for this Committee to support the proposal to retrospectively renegotiate Section 106 Agreements between the Council and developers in order to be flexible and accommodate local circumstances, where it is appropriate to do so
- the need for this Committee to support the proposal to seek financial contributions from developers in addition to or instead of direct provision of on-site benefits, where it is appropriate to do so

#### **RESOLVED -**

- (a) That the contents of the report and appendices be noted.
- (b) That Elected Members be involved at an early stage of the process in relation to the negotiation of Section 106 Agreements in Leeds.
- (c) That this Committee supports the proposal to retrospectively renegotiate Section 106 Agreements between the Council and developers in order to be flexible and accommodate local circumstances, where it is appropriate to do so.
- (d) That this Committee supports the proposal to seek financial contributions from developers in addition to or instead of direct provision of on-site benefits, where it is appropriate to do so.

### **104 Dates, Times and Venues of Area Committee Meetings 2008/09**

The Chief Democratic Services Officer submitted a report requesting Members to give consideration to agreeing the dates and times of their Area Committee meetings for the 2008/09 municipal year which commences in May 2008.

Draft minutes to be approved at the meeting  
to be held on 3<sup>rd</sup> July 2008

Specific reference was made to the provisional dates outlined in Section 3.1 of the report. In relation to venues, it was the general view of the meeting that arrangements should be made to have one suitable venue in each of the four Inner West wards for rotation during the Municipal Year.

The West and North West Area Manager agreed to look into this with a view of canvassing Members on their preferred venue within their respective ward.

**RESOLVED –**

- (a) That the contents of the report be noted.
- (b) That approval be given to the following dates and times of meetings of North West (Inner) Area Committee for 2008/09 in accordance with Section 3.1 of the report:-
  - 3<sup>rd</sup> July 2008 at 7.00 pm
  - 25<sup>th</sup> September 2008 at 7.00 pm
  - 13<sup>th</sup> November 2008 at 7.00 pm
  - 18<sup>th</sup> December 2008 at 7.00 pm
  - 5<sup>th</sup> February 2009 and at 7.00 pm
  - 2<sup>nd</sup> April 2009 at 7.00 pm

**105 Woodsley Road Multicultural Community Centre Options Appraisal**

Referring to Minute 74 of the meeting held on 17<sup>th</sup> January 2008, the Director of Environment and Neighbourhoods considered a report on an options appraisal in relation to Woodsley Road Multicultural Community Centre.

Specific discussion ensued on the conclusions referred to in Section 5.0 of the report.

Following consideration of appendix 1 to the report designated as exempt under Access to Information Procedure Rule 10.4(3) which was considered in private at the conclusion of the meeting it was:-

**RESOLVED –**

- (a) That the contents of the report be noted.
- (b) That approval be given to the commencement of negotiations with Woodsley Road Management Committee on the restricted freehold disposal of the centre and potential long lease.
- (c) That approval be given to receive a further report on the outcomes of the negotiations and seeking final approval to any proposed disposal.

(Councillor P Ewens, having previously declared a personal and prejudicial interest in this item, took part in the discussions, but left the room prior to voting on this item)

(The meeting concluded at 9.35 pm)