

**PLANNING GROUP
9th July 2008 (9:00 – 10:00)
Civic Hall**

MINUTES

Present: Cllr M Hamilton (Chair) Headingley
 Cllr S Bentley Weetwood
 Sian Bell Sustrans
 Freda Matthews Hyde Park and Woodhouse Resident Rep.
 Richard Tyler Headingley Resident Rep.

Officer(s) in Attendance Andrew Crates Community Planner

ACTION

- 1.0 APOLOGIES
- 1.1 David Hall – Far Headingley Resident Rep. AC welcomed Sian Bell to the meeting, standing in for DH on this occasion.
- 2.0 MINUTES OF LAST MEETING
- 2.1 Agreed
- 2.2 AC reported that it had been necessary to make late alterations to the agenda as the agents acting on behalf of Leeds Metropolitan University's Civic Quarter proposals had unfortunately been unable to attend.
- 3.0 NEIGHBOURHOOD DESIGN STATEMENTS UPDATE
- 3.1 RT reported that the Headingley and Hyde Park NDS steering group held a public exhibition at St Columba's Church on 14th June, which was attended by 85 residents. Tony Ray is putting together a first draft.
- 3.2 FM noted that Peter Baker is working is working on a first draft of the Little Woodhouse NDS. The geographical area has now been extended to include the Harold's and Burley Lodge's. FM noted that they now require money from the Well being fund and MH agreed to speak to Area Management. **MH**
- 3.3 AC reported that 10,000 questionnaires for the Kirkstall Vision document have been printed and distributed. A display will be available at Kirkstall Festival to engage with local residents.

3.4 SB noted concern about the length of time it has taken to get the West Park Conservation Area adopted and expressed concern that the Conservation Team have suggested that the proposal goes out for public consultation again.

4.0 TO LET BOARDS

4.1 AC reported that the Special Planning Group Meeting on 3rd July with representatives from Leeds Property Association had been successful. The group had agreed a number of revisions to the Code associated with the Direction and voluntary area controlling the use of To Let boards.

4.2 In summary, it was agreed that:

- A more flexible approach could be taken to the siting of boards, but they should not be higher than first-floor window sill level.
- The restriction on the number of boards per street could be simplified. One board shall be permitted per agent per street, but they may have up to three boards per street if they are for different sized properties, but the number of bedrooms must be stated on the board.
- Provision is also made to have one board per agent per block of houses on longer roads, up to a maximum of six.
- The use of size and colour should stay the same as at present.
- The 'firewall' period should remain the same as at present in the month of November.
- The voluntary area should be expanded to cover the Area of Housing Mix.

4.3 The proposed revisions had been agreed by Sue Wraith, Head of Planning Services, and reported to the LPA. It is hoped that the LPA will withdraw their initial objection to a new Direction and support the Councils' application.

4.4 All agreed that it would be useful to have a letter from the Area Committee sent to Communities and Local Government (CLG), supporting the new application for a Direction. AC to liaise with Cllr Monaghan.

AC

5.0 LDF / NATIONAL POLICY UPDATE

5.1 Nothing to report.

6.0 SIGNIFICANT APPLICATIONS / APPEALS

6.1 AC noted that two new applications have been submitted for the Tetley Hall site. One application proposes a residential re-development, whilst the other proposes a student accommodation scheme. Application 08/04049?FU proposes conversion of 6 buildings to 29 flats and 2 houses, erection of 3 blocks totalling 70 flats, 17 townhouses and one block of 51 retirement flats, with landscaping and public open space. The student scheme in application 08/04024/FU proposes 3 new student flat blocks, comprising 45 cluster flats of 259 bedrooms and 17 student townhouses with 102 bedrooms, in addition to car parking and public open space. AC noted that the design of the two schemes were very similar and neither was significantly different to the previously refused residential scheme. AC also noted that the applicant is still only offering 10% Affordable Housing on the residential scheme.

- 6.2 FM expressed concern that a company called Clearsprings have bought properties in the area, particularly empty houses in Hyde Terrace. The company specialises in providing accommodation for bail hostels etc, although there will be no 24 hour support, which will be needed in order to prevent problems occurring.
- 6.3 RT referred to the application submitted to re-develop 45 St Michael's Lane for purpose built student accommodation - 36 studio flats and two disabled parking spaces. The previously approved scheme was for 11 flats, totalling 47 bedspaces and 11 parking spaces. The scheme is due to be presented at the next West Plans Panel.
- 6.4 RT noted that an appeal has been submitted to the Planning Inspectorate against the refusal of purpose built student flats at the former glassworks site, Cardigan Road. The appeal will be a Public Inquiry starting on 8th October 2008 and lasting for three days.
- 6.5 All noted that applications may be submitted for the Leeds Girls' High School sites in the near future. Agreed that it would be helpful to send a copy of the emerging Community Planning Brief to the agents acting for the school.
- 7.0 KEY MESSAGES
- 7.1 For Action – The Planning Group requests that the Area Committee write to Communities and Local Government to support the application for a new Direction Area in order to control the use of 'To Let' boards.
- 8.0 DATE AND TIME OF NEXT MEETING
- 8.1 Wednesday 10th September 2008 – 9:00 (Civic Hall)

AC