

Chair: Christine Thornton, 40 Cross Flatts Avenue, Beeston, Leeds, LS11 7BG. Tel 0113 270 0875

Secretary: Mr Robert Winfield, 7 Allenby Gardens, Beeston, Leeds, LS11 5RW. Tel 0777 379 7820

E mail robert.winfield1@ntlworld.com Forum Website- www.beestonforum.btck.co.uk

find us on Facebook at 'Beeston Community Forum'



BEESTON COMMUNITY FORUM

Beeston Forum General Meeting (joint meeting with the Neighbourhood Forum) - 2nd February 2017

Agenda

- 1. Chairman's Opening Remarks**
- 2. Apologies for absence**
- 3. Ratification of Neighbourhood Forum members**
- 4. Guest Speakers**
 - a) Stewart Robinson, International Fun Fairs**
 - b) Beeston Neighbourhood Forum – Ian Mackay and Abbie Miladinovic Leeds City Council**
- 5. Minutes of the meeting of the Beeston Community Forum meeting held on 5th January 2017**
- 6. Minutes of the meeting of the Beeston Neighbourhood Forum held on 1st December 2016**
- 7. Police Report**
- 8. The Beeston Neighbourhood Plan**
 - i) Neighbourhood Forum Report**
 - ii) to consider whether the Neighbourhood Forum AGM shall take place on Thursday 4th May or at a separate meeting**
 - iii) election of a Vice Chairman**
- 9. Report of the Committee meeting held on 19th January 2017**
- 10. The Forums to determine their position in relation to the planning application by Barmston Developments to build 58 houses on the site at Old Lane**
- 11. Correspondence**
- 12. Possible Co-options to the Committee**
- 13. Any Other Business**

Minutes of the meeting of the Beeston Community Forum held on Thursday 5th January 2017

Attendance:- Christine Thornton (in the chair), Mr. D. Belton, Mrs. J. Belton, Mr. W.J. Birch, Mrs J. Birch, Mrs. M. Broadbent, Mr. K. Burton, Mrs S. Burton, Mr. S. Casserley, Mrs. R. Casserley, Councillor D. Congreve, Mr. A. Cooper, Mr. S. Francis , Councillor A. Gabriel, Mr. C. Hendrick Ward , Mr. K. Hewson, Mr. J. Hook, Mrs. D. McGuigan, Councillor A. Ogilvie, Mr. M. Parry, Rev. L.Pearson and Mr.R.J.W. Winfield

1. Chairman's Opening Remarks- Christine Thornton welcomed those present to the meeting and said she hoped that 2017 will bring all that Forum members wish and pray for . She noted that Morag Wright, who was due to be a guest speaker at the meeting, would not be attending due to illness, but it is hoped that she will appear at a meeting later in the year.

2. Apologies for absence were received from Dennis Bottomley, John Cunningham and Arthur Kirby

3. Guest Speakers. Christine Thornton introduced the Guest Speakers; Chris Darley of Nathaniel Lichfield and Partners and Nick Child of Barmston Developments .

3.1 Chris Darley explained that he is a Town Planning Consultant acting for Barmston Developments, which owns the site on which they intend to seek planning permission to build 58 houses. Barmston Developments had bought the site from Tesco Stores Limited in 2016. Chris Darley recalled that he had attended a previous meeting of the Forum when he had been acting on behalf of Tesco. He noted that Barmston had spent time looking at the site, including retail, industrial residential or a mixture of these . It was decided to settle on a purely residential development.

Chris Darley then addressed the consultation which had taken place . He wrote to the ward councillors at the start of November and then engaged with residents living along Old Lane and industrial users of the Enterprise Park. One response had been received; a positive letter from the residents of 99 Old Lane, who were present at the current meeting. Chris Darley explained that outline planning permission (that is, in connection with the principle of the use of land) has been applied for. An indicative scheme had been submitted in support of this application. The detail and appearance of the houses would be dealt with at the later, reserved matters stage. If such planning permission is granted, Barmston would then approach a housebuilder to carry out the development . It is envisaged that there will be 58 houses, which would be two , or three bedroom houses, semi detached or small terraces. All the houses would have private gardens and off street parking. It is envisaged that the houses would be purchased by first time buyers, small families and elderly people. It is hoped that the development would complement the area and address the needs of the area. He wondered whether they have got this right , and noted that the terraced houses would involve units of three or four houses . The scheme would retain the mature trees along Old Lane which are, in any event subject to a Tree Preservation Order. It was felt that they enhance the site and for this reason, they would want to retain them. It is also envisaged that there would be a footpath running from the development to Old Lane to give easy access to the bus stop and the post office. There will be many benefits arising from the proposed development including the regeneration of a brownfield site. This would minimise the need to build on the green belt and also help to satisfy the demand for new houses throughout the city. It is envisaged that there will be a contribution of approximately £110000 in Community Infrastructure Levy, for use by the local authority to promote local projects . Some of this would be set aside for the local community

The planning application was submitted before Christmas. Leeds City Council has now confirmed that the application has been validated. Pre application consultation has already taken place and there will now be consultation by Leeds City Council which will involve the sending of letters to local residents. The target date for determining the application is March. The application has been supported by a range of technical documents including those relating to highways, flood risk , noise, ground conditions and trees. All these documents confirm that there will be no problems with the use of the site for housing. The site needs redevelopment .

3.2 The meeting then opened up to questions and comments from the floor. Stuart Casserley asked how close would the nearest dwelling be to Asda's petrol station. Chris Darley said that he could not give exact measurements but noted that there have been noise tests with an acoustic fence . Stuart Casserley feared that there could be accidents at the petrol station causing a catastrophe for residents of the development . Chris Darley noted that there are many examples of petrol stations close to housing. Adam Cooper noted that the industrial units on the site have gone. Nick Child pointed out that Tesco has retained a one foot strip of land to prevent the 'merger' of the site owned by Asda and the site which is now owned by Barmston Developments. Adam Cooper pointed out that Asda have submitted a planning application to extend the opening hours of the store and the petrol station until midnight. They are , at present open until 11p.m. He observed that the majority of the community would not wish to see such an extension in opening hours. He added that if this is granted the area would 'look like a Christmas Tree' . Nick Child said it would be useful to know this. Adam Cooper noted that this is a live planning application. Stuart Casserley noted that Asda had originally sought 24 hour opening . Adam Cooper suggested that the developers might wish to raise this with the planning department as Asda's proposals would be likely to have a negative impact on the proposed development. He recalled that Asda had given assurances about opening hours to the Forum , but that they then reneged on these . Chris Darley said they would not want a neighbouring user making things difficult. He added that the layout of the proposed housing development had been tested in terms of noise from the industrial units. It is impossible to argue that they are causing problems as they represent an existing use. There is a need to demonstrate that there will be no harm to the new residents.

3.3 Colin Hendrick Ward wondered whether Asda have carried out a risk assessment in relation to the petrol station. He suggested that Chris Darley and Nick Child should ask to see this. Risk assessments are needed in order to deal with emergencies. Asda and local

residents would need to know what to do. Are all the safeguards in place?

3.4 A member of the audience asked whether the funds raised from the Community Infrastructure Levy would be spent in this area. Chris Darley noted that the Community Infrastructure Levy is paid to Leeds City Council, which decides how the money is spent. However a chunk of the money may be dedicated to the local community area. This depends on whether a Neighbourhood Plan is in place. A member of the audience asked how we can get the money paid in connection with the building of Elland Road Police Station.

3.5 Adam Cooper suggested that Chris Darley and Nick Child might wish to speak to the developers of the site on which Beeston Village Community is built. He noted that planning permission has already been granted for the redevelopment of the Community Centre. Chris Darley noted that the Community Infrastructure Levy has replaced Section 106 Payments. He added that if, for example, there is a need to increase school capacity, the money can be used for that. Some money could be used by the community as it thinks fit.

3.6 Bill Birch asked what the average price for houses on the site would be. Nick Child said that the houses would be priced between £150000 and £200000. This indicative scheme shows that there would be 33 three bedroom semis, 15 two bedroom semis and 10 town houses. Bill Birch noted that this would raise around £10 million, and felt that a payment of around £100000 to the community would be a paltry amount. Chris Darley noted that the amount of the Community Infrastructure Levy is fixed by Leeds City Council, rather than themselves. He observed that the Community Infrastructure Levy tariffs vary according to the area of the city. The proposed development is actually in a higher tariff area. If the development had been located closer to Elland Road football ground, the Community Infrastructure Levy would be less.

3.7 Bill Birch noted that local residents wish to rebuild the Community Centre and asked whether the developers could make a significant contribution from their profits. He added that Leeds City Council had 'done us in'. Around £1 million had been raised from section 106 contributions and we have not seen a penny piece. We are fed up.

3.8 Adam Cooper said that he is '100% in favour' of the application to build new houses, and noted that he remembers the former Wickes premises which were located on the site. He said that there is nothing better than good family size houses with parking.

3.9 Christine Thornton noted that the speakers had already said that they had not yet approached builders but asked whether they were thinking of anyone. Nick Child said that they had no one in mind but said that the job is likely to be for a small to mid market builder. The job would be likely to be too small for a large firm of builders. The houses would probably be built by local or regional builders. Bill Birch said that we are all in favour of the development but we need a quid pro quo.

3.10 Rosemary Casserley wondered whether there is room in local schools. She noted that at one point, the schools were full. Christine Thornton observed that babies would still come whether houses are built or not. Chris Darley acknowledged that he could not reel off school roll numbers now but pointed out that Leeds City Council had not raised the absence of school capacity as a problem. Christine Thornton noted that children must be found a school place. Chris Darley said that if planning permission is granted, work on the development would be expected to start in 2018. It would take two years to build all the houses on the site. People will move into the first of the houses to be built relatively quickly, but it would take two years from the first brick being laid to full occupancy of the development. It is possible to build 30 to 35 houses per year on a particular site. Adam Cooper noted that there are plenty of tea breaks in 2 years! He also asked whether all the houses would be subject to rent. Nick Child said that they are not that sort of developer. They build houses for people to own. Adam Cooper asked whether there would be any shared ownership. Nick Child said that the houses would not be expensive in any case, but they would need to get to the bottom of this issue. Chris Darley said that they are still in discussions with planners as to whether there are any requirements (for example, shared ownership, or a requirement that a proportion of the houses will be for rent. Nick Child said that there is a viability issue and that we need a scheme which could be made to work. Bill Birch asked whether they would control the housebuilders. Nick Child said that they had not got that far but that the builders might want to take it over.

3.11 Bill Birch said that when Asda built their present store, they had made a mess of the roads and laid muck all over Old Lane. At one stage, he phoned the Leeds City Council Planning Department who had asked 'Have they started building yes'. Bill Birch informed them that they had. He stressed that we do not want that again. Chris Darley noted that planning permission generally incorporates a Construction Management Plan as a planning condition. Bill Birch said that Asda had one. They ignored it and the council did not enforce it. Adam Cooper said that if there are any problems over the two year construction period, they would be made aware of them very quickly. Adam Cooper noted that he undertakes construction work in relation to schools and hospitals. Bill Birch added that there had been a significant amount of house building on Fairfax Avenue. The housebuilders wrecked the road and left huge potholes. The council did nothing. There is still a mess even though all the houses are now occupied.

3.12 Christine Thornton hoped that Chris Darley and Nick Child would e mail us with updates. Chris Darley said that the planning application has been given a reference number; 16/08003/0T. All the relevant documents will shortly appear on the planning portal. He added that his office telephone number is 0113 397 1397. Letters to residents have the contact details of a colleague.

3.13 Rosemary Casserley asked whether the developers would retain the little wall along Old Lane. Chris Darley said they would seek to do so if possible

4. The minutes of the Forum meeting held on 3rd November 2016 were accepted as a fair and accurate record of the meeting
5. Matter Arising. Rosemary Casserley asked whether there had been any good news about the allotments (paragraph 4.2 of the minutes) . No one present at the meeting knew about this
6. Police Report- It was noted that there would be no police report as no representative of the police was present
7. Beeston Neighbourhood Plan. Robert Winfield noted that there would only be a brief report as the meeting is not a joint meeting of the two Forums; however, the February meeting would be. He explained that unless there were any objections to this proposed course of action, he would invite a colleague of Ian Mackay with extensive knowledge about consulting local residents to attend the next meeting and participate in the discussion about the Neighbourhood Plan . No such objections were raised.
8. Report of Committee meeting held on 17th November. Robert Winfield noted that this had been the latest of a succession of inquorate committee meetings, which had been caused not by a lack of diligence on the part of committee members , but by the fact that a number of committee members have difficult circumstances, making their attendance at meetings difficult. The meeting was largely taken up with preparation for the AGM, including finalising the text of the Annual Report which was submitted to the AGM. The Committee decided against holding a meeting in December, but instead dealt with a number of pressing matters by exchange of e mail amongst its members. The committee decided to lodge a holding objection to plans by Asda Stores to extend the opening hours for their store and petrol station on Old Lane. Robert Winfield noted that the meeting would decide later on whether to sustain or remove the objection . Invitations had also been sent to potential guest speakers . Robert Winfield outlined the position in relation to guest speakers for the balance of the year.

February- This will be a joint meeting with the Neighbourhood Forum but there will also be a brief presentation from Stewart Robinson of International Fun Fairs in advance of the Valentine Fair at Elland Road

March- The guest speaker will be Steve Foster of the White Rose Centre. Robert Winfield noted that the Forum has, in the past been addressed by James Bailey, of the White Rode Centre. James Bailey has moved on and been replaced by Steve Foster

April- We will be hosting Insp Travis and the Police and Crime Commissioner , Mark Burns Williamson OBE

May- No guest speaker. Joint meeting with the Neighbourhood Forum

June- no guest speaker arranged so far

July- Robert Winfield said that we hope to host Chris Powell of First Leeds and Keith Wakefield , the Chairman of Metro. Robert Winfield pointed out that in the exchange of correspondence, Keith Wakefield had pointed out that there could be no certainty that he would continue as Chairman of Metro after the organisation's AGM in May. It is envisaged that if Keith Wakefield ceases to hold this office, we would transfer the invitation to his successor

August- No guest speaker as this is a joint meeting with the Neighbourhood Forum

September- Hilary Benn MP has been invited to the meeting . Robert Winfield noted that a response had not been forthcoming ,but that he normally attends the September meeting

October- No guest speaker arranged so far

November - No guest speaker as this is a joint meeting with the Neighbourhood Forum

December – the AGM

9. Objections to Planning Applications by Asda Stores Limited . Christine Thornton noted that the Committee had decided to lodge holding objections to planning applications by Asda to extend the opening hours for their store and petrol station. She noted that the Forum needs to determine whether to sustain or remove these objections . Bill Birch said that the applications, if approved would inconvenience residents of Old Lane but would also exert a blighting effect on the proposed new housing development. Christine Thornton felt that there is a lack of capacity to open for longer hours. She noted that when she had visited the Asda store she found that various items had gone out of stock as early as 6p.m . She added that it seems silly to open a supermarket when shelves are empty. Colin Hendrick Ward noted that Asda would have carried out an analysis of the likely revenue should the store open for longer hours. He suggested that the Forum should be allowed to have a look at it. Rosemary Casserley asked whether Asda have had temporary arrangements for opening hours which have worked. A member of the audience stated that delivery vans arrive at the site of the store as early as 5.30 am in the morning and that there is even a queue of such vehicles as the barriers are still down. He added that the engines of such vehicles keep running and this occurs around four or five days per week. This was supported by another Forum member who said that delivery vans are frequently at Asda before 6a.m. Bill Birch said that Asda's word is not worth anything. He said

that every time Asda give a commitment , they break it . He would not trust Asda to keep their commitments . He noticed that there is a sequence of events is that Asda give a commitment, then break it by lodging a planning application. The council then agrees to the planning application . He added that he has had enough of inconvenience to people on Old Lane when Asda had categorically agreed would not happen. Adam Cooper said that the developers of the proposed new housing on Old Lane would go to the council and ask what is this about Asda next door. Bill Birch hoped that there will be a situation in which both the developers and the Forum would be saying it. Mary Parry and Bill Birch each said that they had not visited the Asda store as a matter of principle. Adam Cooper said that whilst he would use the store, he would refuse to use the petrol station as he had objected to the planning application to approve it . It was proposed and agreed unanimously that we would write to Asda and the Development Department setting out our views

10. Correspondence- Robert Winfield reported that Hugh Gaitskell School had, over twelve months after receiving our original query confirmed that their facilities would not be available for Forum meetings whilst Beeston Village Community Centre is undergoing redevelopment . They cited a number of reasons for this, including that the capacity of the hall is only 60. Robert Winfield noted that we had stipulated that any meeting room should comfortably hold at least 100 people . Whilst the vast majority of our meetings are smaller than this, we would still need to deal with a situation in which an important local issue leads to a large attendance. Robert Winfield also noted that some of the schools other points would also apply to other school premises. Robert Winfield said that in his opinion (he noted, however, that it would be Forum which would take the ultimate decision) the decision as to where meetings are held during the redevelopment would be between St Mary's Church and the meeting room at Elland Road police station .

11. Possible Co-Options to the Committee . Christine Thornton pointed out that there are a number of vacant positions on the committee .

12. Any Other Business

12.1 Robert Winfield said that he would like to take this opportunity to thank members of the Forum who had expressed condolences to him following the recent death of his mother. He also expressed thanks to Christine Thornton and Steve Francis who had attended the funeral which had taken place earlier in the day .

12.2 Robert Winfield raised the issue of the proposals to change Leeds City Council Ward boundaries. Firstly, he had expressed concerns that although there was the specific intention to consult local community groups, neither the Beeston Community Forum which , he noted is one of the longest established and most successful organisations of its type) and the Beeston Neighbourhood Forum, which is a statutory body had been consulted. Instead , Robert Winfield had learned about this situation from Bill McKinnon of the Hyde park Neighbourhood Forum. Robert Winfield noted that the Forum is independent of Leeds City Council and the work of the Forum is carried out by local residents who give their time to the Forum on a voluntary basis. He noted that the deadline for submissions is 10th January , and noted that this would make it impossible for the Neighbourhood Forum to set out its views even if its members wish to do so. The meeting approved a proposal from Robert Winfield to write to Leeds City Council seeking an explanation of this situation. Dealing with the actual boundary proposals themselves, Robert Winfield noted that the proposals for Beeston and Holbeck Ward are largely devoid of controversy. Two changes had been proposed . Firstly, the Holbeck element of the ward would be extended so as to take in areas closer to the City Centre. The boundary would run along Neville Street and Great Wilson Street. Secondly, the boundary changes would remove around eight houses on Whitehall Road would be removed from Beeston and Holbeck Ward. Robert Winfield recalled that when the ward boundaries were last redrawn, the boundaries for Beeston and Holbeck were based on ideas which had been drawn up by himself and Bill Birch. Robert Winfield noted that a largely industrial area which he believed to be completely uninhabited actually contains the eight or so houses which clearly have more in common with Wortley than Beeston or Holbeck and which are therefore properly included in Farnley and Wortley Ward. However, Robert Winfield pointed out that a third change, the inclusion of Stank Hall and Stank Hall Barn in Beeston ward had not been proposed. Robert Winfield noted that these properties are currently included in Middleton Park ward as a result of what is generally considered a boundary anomaly. Councillor Angela Gabriel said that she had requested the inclusion of Stank Hall Barn in Beeston and Holbeck Ward but this had been rejected. This was supported by Bill Birch who said that the buildings have no connection to Middleton. It was agreed to make representations to the Boundary Commission.

12.3 Bill Birch wondered what the current situation is in relation to the proposals to rebuild the Community Centre. Robert Winfield noted that a meeting of the users Committee for the centre (of which he acts as the Secretary) had taken place a couple of days before the Beeston Forum AGM. He noted that the lottery bid would be decided in March, although there was strong speculation that they would approve the bid only if Health for All (Leeds) could raise a proportion of the funds elsewhere. This could cause a further delay to the redevelopment. However, it would be easier to raise such funds now that planning permission for the redevelopment of the community centre had been granted. Bill Birch suggested writing to the developers of the new housing on Old lane seeking matching funding . Robert Winfield pointed out that there had been a change to the plans for the new community centre. It is now envisaged that the large hall will be on the ground floor of the building with the small hall on the upper floor. This decision had been taken because of the greater difficulty in evacuating groups of wheelchair users (who would be unable to use the lift, which would be immobilised in a fire) or people with conditions such as Autism and Aspergers Syndrome, who would be likely to become alarmed if the building is evacuated . Adam Cooper recalled that he had spoken to representatives of Health For All (Leeds) about the plans when they held a consultation event. He understood that the site of Parklees would be developed and there is outline planning permission for 30 houses . However, Angela Gabriel said that there is only sufficient space for around 12 houses and no outline planning permission has ever been sought. She suspected that what Adam Cooper has heard is based on a rumour

12.4Christine Thornton noted that there would be no raffle as Myra Munro is still indisposed and there is only one raffle prize

Minutes of the meeting of the Beeston Neighbourhood Forum held on Thursday 1st December 2016

Attendance :- Mr. R.J.W. Winfield (in the chair) Mr. R. Bell, Mr. D.C. Bottomley, Mr. K. Burton, Mrs. S. Burton, Mr. A. Cooper, Mr. J. Cunningham, Councillor A. Gabriel, Councillor S. Golton, Mr. C. Hendrick Ward, Mr. K. Hewson, Ms. E. Holden, Mr. J. Hook, Miss. P. Johnson, Mr. E. Leatham, Mr. J. Morton, Mr. M. Parry, Mr. J. Peckham, Rev L. Pearson, Christine Thornton, PC Varley (West Yorkshire Police) , Mr. M. White and Mr. R.J.W. Winfield

1. Chairman's Opening Remarks – The Chairman, Mr Winfield , welcomed those present to the meeting and explained that this is a brief meeting intended to give effect to the consensus that the two Forums should work more closely together

2. Apologies for absence. The Chairman suggested that the apologies given in respect of the Annual General Meeting of the Beeston Community Forum, which had directly preceded this meeting , should be carried forward and regarded as apologies from this meeting. This was agreed. The apologies for absence were therefore Bill Birch, Jean Birch, Maureen Broadbent , Steve Francis, Arthur Kirby , Diane McGuigan and Councillor Adam Ogilvie.

3.Possible Co-option of Beeston Community Forum Committee members who are not already members of the Beeston Neighbourhood Forum . The Chairman noted that following the Committee elections at the AGM of the Beeston Community Forum, there are three members of the Beeston Community Forum Committee who are not also members of the Beeston Neighbourhood Forum Committee ; Richard Bell, Adam Cooper and Colin Hendrick Ward. Adam Cooper and Colin Hendrick Ward expressed a willingness to be co-opted to the Neighbourhood Forum Committee but Richard Bell declined. The co-option of Adam Cooper and Colin Hendrick Ward was agreed .

4. Ratification of members.. The Chairman noted that membership of the Neighbourhood Forum is open to individuals who live, work, or carry on business in the Beeston Neighbourhood Area. He said that anyone present at the meeting who is not already a member of the Neighbourhood Forum is welcome to join . Matthew White expressed an interest in joining the Neighbourhood Forum. His membership was duly ratified

5.The minutes of the meeting of the Neighbourhood Forum on 8th September 2016 were accepted as a fair and accurate record of the meeting. There were no matters arising

6. Amendment to the Constitution. Robert Winfield noted that the proposed amendment is identically worded to the amendment to the Constitution of the Beeston Community Forum which had been agreed at the AGM which had just taken place . Robert Winfield referred the meeting to the remarks which he had made at the AGM of the Beeston Community . The proposed amendment was put to the meeting and passed by the necessary two thirds majority . The Constitution was thus amended by adding the following section

To add a new clause 15 – RELATIONSHIP WITH THE BEESTON COMMUNITY FORUM

Nothing in this constitution shall be interpreted as preventing the Beeston Community Forum and the Beeston Neighbourhood Forum (the two Forums) from holding joint meetings

Any such joint meeting shall, for all purposes connected with the constitutions of the two Forums, be considered to be both a meeting of the Beeston Community Forum and a meeting of the Beeston Neighbourhood Forum .

Voting rights in relation to matters relating to either forum shall be confined to members of that Forum

Nothing in this constitution shall be interpreted as preventing the Beeston Community Forum and the Beeston Neighbourhood Forum (the two Forums) from holding joint Committee meetings

Voting rights in relation to matters relating to either forum shall be confirmed to members of the Committee of that Forum

7. The meeting agreed to a proposal from Robert Winfield that the paper presented at the Beeston Community Forum meeting on Thursday 3rd November be accepted