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BEESTON COMMUNITY FORUM

Beeston Community Forum General Meeting- 2nd February 2012

Agenda

- 1. Chairman's Opening Remarks**
- 2. Apologies for absence**
- 3. Guest Speakers- St.Clair Brown, Leeds City Council Youth Services and Helen Westerman, NSPCC**
- 4. Minutes of the meeting of the Beeston Community Forum held on Thursday 5th January 2012**
- 5. Correspondence**
- 6. Report of Committee meeting- 19th January 2011**
- 7. Guest speakers for the remainder of 2012**
- 8. Tesco and Asda Planning applications**
- 9. Possible Elland Road Park and Ride Scheme**
- 10. Beeston Village Community Centre**
- 11. Ratification of the Co-option of Arthur Kirby to the Committee. Other possible co-options**
- 12. Any Other Business**

Minutes of the meeting of the Beeston Community Forum held on Thursday 5th January 2012.

Attendance:- Christine Thornton (in the chair), Mr. R. Bell, Mr. D. Bottomley, Mrs. D. Brooke, S. Brearley, J. Brown, Mr. K. Burton, Mrs S. Burton, Mrs. M.P. Cook, Mrs. Y. Crowther, Ms. D. Hayeems (Tesco Stores Limited) K. Hirst, Mrs. M. Hobson, Mr and Mrs. Holmes, Mr. J. Hook, Miss. P. Johnson, Mr. A Kirby, Mrs. E. Lister, Mr. G.M. Mason, Mrs. M. Mason, Miss. E. Newton, Councillor A.Ogilvie, Mr. M. Parry, Mr. J. Peckham, K. Potts, S. Potts, Mr. F. Swift, Mr.G. Turton and Mr.R.J.W. Winfield

- 1. Chairman's Opening Remarks-** Christine Thornton welcomed those present to first meeting of the New Year and expressed the hope that the New Year is all that those present hope it will be.
- 2. Apologies for absence** were received from Bill Birch, Councillor David Congreve, John Fenton and John Hodgson.
- 3. Christine Thornton** introduced various guest speakers from Asda Stores Limited and a number of organisations assisting them in relation to their planning application for a store on Old Lane. Please refer to the separate note of this discussion which incorporates comments received from Asda Stores Limited.
- 4. The minutes of the meeting of the Forum held on 3rd November 2011** were accepted as a fair and accurate record of the meeting.
- 5. Matter Arising-** Councillor Angela Gabriel noted from the minutes that Leeds United FC had agreed to increase its financial commitment in connection with the cleaning up of the area around the ground. She noted that Leeds United FC had agreed to pay £7500 per annum for each of the next two years to pay for extra litter pickers on match days. These litter pickers would operate in Wesley Street, Beeston Town Street, Holbeck and Cottingley, and this should result in an improvement in the area.
- 6. Committee Report-** Christine Thornton pointed out that the last two committee meetings had dealt with preparations for the AGM, the planning applications by Tesco and Asda, the proposal for a Park and Ride Scheme at Elland Road, and guest speakers for 2012.. Robert Winfield pointed out that Mark Parry had attended a meeting

with Councillors and Council officers about the possible Park and Ride Scheme on 7th November. It had been intended that Robert Winfield would be present at the meeting , but transport delays resulted in him missing all but the last five minutes of the meeting. Robert Winfield noted that he had arranged for a copy of Leeds City Council's note of the meeting to be placed on each of the seats.

7. Guest Speakers for 2012.

7.1 It was noted that guest speakers had been arranged as follows:-

February- Helen Westerman, NSPCC and St Clair Binns, Leeds City Council Youth Service

March- Stewart Robinson, International Fun Fairs

May- Martin Russell, Highways Maintenance Manager, Leeds City Council

June- Dave Pearson of Metro and Graham Riley of First Leeds

July- Councillor Keith Wakefield, Leader of Leeds City Council

September- Rt. Hon. Hilary Benn, MP for Leeds Central

7.2 Robert Winfield noted that the Committee felt that the issue of the possible Elland Road Park and Ride Scheme is of such importance that either the March or April meeting should be devoted to this issue. The invitees had not yet reverted to him as to which of these two months would be their preferred choice.

7.3 Robert Winfield noted that Hilary Benn had accepted an invitation to attend the September meeting but noted that unlike recent years, the meeting is likely to be taking place when Parliament is sitting. Robert Winfield had discussed the matter with Christine Thornton , and had written to Hilary Benn suggesting that he could either attend the August meeting or a specially arranged Special Meeting of the Forum . Councillor Angela Gabriel felt that Hilary Benn should accommodate us, not the other way round. Adam Ogilvie felt that Hilary Benn would be more likely to be able to attend the July meeting than the August meeting. Angela Gabriel suggested that the July meeting could host both Keith Wakefield and Hilary Benn.

7.4 Greg Turton wondered what had happened to the education slot, which he felt is as important as hearing from the Leader of the Council and our Member of Parliament. He suggested that if Hilary Benn attends the July Forum meeting, this could take place in September, when all data regarding examinations is in the public domain. Robert Winfield noted that an invitation had been issued to the Director of Childrens Services. Robert Winfield noted that the Forum had , in the past expressed concerns about the quality of secondary education in the area , although he noted that there had been an improvement in recent years, and overcrowding in primary schools. He had received an e mail from the Education Service explaining that they are seeking to identify the most appropriate speakers for us. The meeting agreed to a suggestion from Angela Gabriel that we invite the two High School Headteachers to the meeting which is attended by representatives of the Education Service.

7.5 Angela Gabriel suggested that we invite representatives of Land Securities, which owns a large amount of property in the area, including the White Rose Centre. Robert Winfield confirmed he had sent an invitation to the South Leeds Investment Partnership (which includes Land Securities). He had received an e mail from Steve Williamson, who had attended the Forum as a guest speaker in 2011, which hinted that an appearance in the second half of 2012 might be more relevant.

7.6 Councillor Adam Ogilvie suggested inviting Tom Smith from the Inner South Leeds Area Committee. He noted that the Area Committees have taken over the responsibility for street cleaning and that Tom Smith deals with Environmental matters.

7.7 Richard Bell noted that in view of the number of guest speakers being invited, some speakers might have to 'double up'. Robert Winfield put forward holding special meetings of the Forum as a possible alternative to this.

7.8 Greg Turton suggested inviting representatives of the Adult Social Care Department.

8. Beeston Village Community Centre- Robert Winfield noted that a meeting of the Users Committee had taken place on 6th December 2011, and had discussed a number of issues including the lack of heating when the Forum held its AGM and the cleanliness of the kitchen. Robert Winfield added that if any Forum members have issues with any aspect of the building, these could be raised with himself or Doris Brooke, the Forum's representatives on the users committee. Doris Kenny mentioned the state of the footpaths leading to the Community Centre. Robert Winfield noted that this issue had been considered by the Forum several times, and that at one stage a

representative of Leeds City Council had visited the area around the Community Centre, after the hours of darkness, in order to see for himself what the problem is. Unfortunately, the ownership of the paths is somewhat obscure, and this limits the ability of the Council to take appropriate action. Angela Gabriel undertook to find out about the ownership of the paths, and asked the Forum to remind her to do this. She also pointed out that she is a governor of Hugh Gaitskell school, and had sought to persuade the school to leave its security lights on at night, in order to provide additional lighting. However, she noted that she is having difficulty achieving this.

9. Possible Co-options to the Committee. Christine Thornton noted that there are a number of vacancies on the Committee, which generally meets once per month. She noted that any committee members who are unable to attend meetings are, of course able to present apologies. Anyone interested could speak to a member of the Committee.

10. Consideration of our position in relation to the Asda and Tesco planning applications.

John Peckham said that we should obtain the same conditions from Asda as we had with Tesco and that our holding objection against the Asda planning application should remain in place unless and until we receive the appropriate undertakings from Asda. Christine Thornton said that she was not impressed with Asda's presentation, they had not done their homework, and they had not been able to answer what they should have realised would be likely questions. Mark Parry said that there should be Section 106 Agreements for local transport. Richard Bell noted that amongst the conditions which Asda had agreed to accept are the provision of benches, the landscaping of the area, restrictions on delivery hours and routes, and the restoration of footpaths. It was suggested that if both planning applications are approved, it is likely that there would be twice as many delivery vehicles. Angela Gabriel felt that it is unlikely that both planning applications will be passed. Greg Turton felt that if there are two new supermarkets, there could be massive traffic implications. Angela Gabriel felt that it might be necessary to vary our conditions as the new Tesco store would be close to the junction with Jessamine Avenue whereas the Asda store is lower down Old Lane. Angela Gabriel noted that Tesco had said that they own the land on which their new store would be built. She also criticised Sally Pinder for inferring, earlier in the meeting that Asda were not objecting to the Tesco planning application, when Asda had lodged such an objection. She said that Asda had not been as truthful as they could have been. Mark Parry said that we would need a single travel plan to cover the possibility that both planning applications are improved. Robert Winfield suggested that if the Council is minded to approve both planning applications, the conditions could be met jointly by Tesco and Asda. John Peckham wondered whether we would receive extra section 106 money if both applications were approved.

A member of the Forum asked what the Forum would want for the Tesco site if the Tesco planning application were rejected. Robert Winfield recalled that when a planning application was submitted for a snooker hall, a 600 signature petition was effortlessly collected over the weekend after the planning application, and the Forum meeting after this had attracted an audience of 150. The Tesco planning application had manifestly not attracted the same level of hostility, although there is, of course, some local opposition. Robert Winfield noted that the section 106 funds to which Tesco are committed included a large amount of money for unspecified transport improvements which he understood are likely to include the Dewsbury Road Quality Bus Initiative. Eleanor Lister noted that there had been no discussion of the opening hours of the proposed new Asda store. Robert Winfield had pointed out that Tesco had given an undertaking that their new store would not open 24 hours a day and felt that we should seek a similar assurance from Asda. It was agreed that the Forum's approach should be to treat the Asda and Tesco applications in the same manner; that we should write to Asda seeking assurances similar to those given by Tesco and write to the Planning Department explaining our position.

11. Any Other Business-

- 11.1 Angela Gabriel pointed out that a planning application had been submitted in relation to Unit 25 of Millshaw Park Drive by Futsal Limited who are seeking to use this for an indoor football area at which would be played a FIFA recognised form of Indoor football. She noted that this would be similar to the Soccer City facility on Elland Road.
- 11.2 Robert Winfield read a letter from Ruth Rutter of the Asset Management Department of Leeds City Council. The letter addressed our previous queries concerning Parklees and Stank Hall Barn. Mrs Rutter said that the site of the former Parklees, shown by black outline on the attached plan (Robert Winfield said that he would be happy for Forum members who wish to inspect the plan at the conclusion of the meeting) is being seeded with grass whilst the form of the development proposed is being considered with a view to considering a planning application for such development in due course. The development site excludes the

footpaths, which are shown on the attached plan. There are currently no proposals to improve these footpaths; however, as part of the development proposals for the site, general improvements to the footpaths can be considered as part of the planning application. In respect of the Stank Hall complex, the need to preserve Stank Hall Barn and the two other listed halls (Stank Hall and New Hall) continues to be a priority for the Council. In 1987/1988 specialist consultants undertook essential repair works to Stank Hall Barn funded by the Council with grant assistance from English Heritage. To date, Leeds City Council are not aware of a second heritage grant from English Heritage for work to Stank Hall Barn. Structural scaffolding was erected by Council appointed contractors to stabilise New Hall following the partial collapse of its south facing wall in 2008. The recent fire damage to New Hall has left the building in a dangerous condition. An inspection of the building has concluded that despite its dangerous condition, the listed building does not merit demolition and measures are being considered to prevent further deterioration of the building fabric. As for protecting the site and its historic buildings, the Council has agreed to increase the security inspections it carries out on the site from two daily visits to four. The long term plans for the site are to bring these important historic buildings back into viable use. To facilitate this aim, it is recognised that the site will need to provide some enabling development to fund the costs of the restoration and refurbishment. Any enabling development however has to be considered in the context of planning policy and site constraints, in particular, its Green Belt, listed building and scheduled ancient monument status. The City Council has already developed a positive working relationship with English Heritage and the West Yorkshire Archaeological Service in exploring the site's capacity for enabling development which has been informed by archaeological and geological site investigations. The partnership has, and will continue to play an influential role in informing development options for future soft market testing. Christine Thornton wondered what is meant by an 'enabling development'. Angela Gabriel said that the buildings had been offered for sale but no one was interested. She added that one of the buildings has earth 'floors'. The buildings are located in Middleton Ward, not Beeston and Holbeck Ward. She suspected that the plan is to build an office block nearby. A member of the audience pointed out that one of the buildings had been lived in until as recently as the 1980s. Angela Gabriel noted that there had been a suggestion to use the buildings for educational purposes but no one could gain access to them. Pauline Johnson recalled visiting the buildings in the 1980s with the local historical society. Christine Thornton wondered whether the Middleton Councillors are interested in the barn, and suggested writing to them about it. This was agreed.

- 11.3 Pauline Johnson said that she had handed her petition concerning concessionary rail fares to Keith Killick of Metro, who will forward it to Councillor James Lewis, the Chairman of Metro. Pauline Johnson criticised Metro's vision for a trolleybus scheme, suggesting that the money for that could, instead be used for subsidising fares.
- 11.4 Sandra Burton referred to the road works around Tommy Wass's. She pointed out that two or three bollards in the area had been used and that as a result of this cars are using footpaths as a rat run. It was also noted that cars are driving on the footpath next to Spar. Sandra Burton feared that this is an accident waiting to happen. Angela Gabriel thanked Sandra Burton for bringing this matter to her attention.
- 11.5 The meeting agreed to a suggestion from Robert Winfield that we reply to the letter to Ruth Rutter with a suggestion that some of the land from the site of Parklees be used to provide a more satisfactory access route to Beeston Village Community Centre than that which currently exists. He added that such a passageway would need to be carefully designed in order to prevent it being used as a hiding place for muggers.
- 11.6 John Peckham wondered whether there had been any progress in solving the attempted rape on Cross Flatts Park. PCSO Kirsty Johnson said that the case had not been solved. .
- 11.7 Pauline Johnson noted that the green bins in her area had not been collected on 30th November as a result of the strike by public sector workers on this day. As a result of this, she had gone two months without her green bins being collected. She had only received a recorded message, which was very unclear about this. This was not good enough. People had no idea when their bins would be collected. Angela Gabriel said that local residents had received a letter, saying that the bins would not be collected. Christine Thornton said that she had received such a letter , but that her sister, who lives in another part of Leeds, had only received a sticky label. Pauline Johnson said that the situation had resulted in bins becoming overloaded. Christine Thornton said that it is the responsibility of people to use their bins sensibly.

