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BEESTON COMMUNITY FORUM

Beeston Community Forum General Meeting- 3rd November 2011

Agenda

1. Chairman's Opening Remarks
2. Apologies for absence
3. Guest Speakers- I) Mr Shaun Harvey, Chief Executive, Leeds United FC
II) Speakers from First Leeds and the West Yorkshire Passenger Transport Authority 'Metro'
4. Minutes of the meeting of the Beeston Community Forum on 6th October 2011
5. Correspondence
6. Planning application by Tesco Stores Limited
7. Planning Application by Asda Stores Limited
8. Report of Committee meetings- 15th September 2011 and 20th October 2011
9. Beeston Village Community Centre
10. Any Other Business

A reminder that the AGM of the Beeston Forum will take place at 7.30p.m on Thursday 1st December at Beeston Village Community Centre. Officers and members of the Committee wishing to remain in office are required to seek re-election. Anyone interested in seeking election to the Committee is very welcome to speak to any member of the Committee.

Minutes of the meeting of the Beeston Community Forum held on Thursday 6th October 2011

Attendance:-Christine Thornton (in the chair), Sgt. Aldred (West Yorkshire Police) R. Almond, J. Baron (Health for All), Mr. R. Bell, Mr. D. Bottomley, Mrs D. Brooke, Mr. J. Cunningham, Mr. S. Francis, Mrs. S. Gawthorpe, Mr. J. Hodgson, Miss. P. Johnson, Mrs. D. Kenny, Mrs. C. Kirk, E. Lister, Mr. G.M. Mason, Mrs. M. Mason, Miss. E. Newton, Councillor A. Ogilvie, Mr. M. Parry, Mr. F. Swift, Mr. G. Turton, Mrs. M. Turton, Mrs. N. Watkis, Mr. R.J.W. Winfield

1. Chairman's Opening Remarks- Christine Thornton welcomed those present to the first Forum meeting of the Autumn
2. Apologies for absence were received from Bill Birch, John Fenton, Kathleen Fenton and John Peckham
3. Guest Speakers- Christine Thornton introduced the guest speakers; David Helliwell and Steve Williamson.
 - 3.1 David Helliwell thanked the Forum for inviting him to speak about the work of the Investment Partnership for South Leeds (IPSL). He would address issues such as how it started, what it is about, what they have been doing and where they intend to go. He explained that he is a Chartered Surveyor who has been involved in the property business for 40 years. He was the Project Director of Millshaw Property Company Limited ; a joint venture between Evans Property Group and Land Securities, the largest property company in the UK. The company is involved in investment in Leeds. David Helliwell pointed out that he had retired 18 months ago, but was retained as a consultant to Millshaw Property Company Limited on the South Leeds Project.

Evans, Land Securities and Munroe K, the owners of the White Rose Office Park, have invested around £700 million in South

Leeds. Together, they employ 8000 people; the largest employers in the area. The firms expressed concerns about where South Leeds is going; it seemed to be overlooked. Leeds City Council had introduced a plan for “narrowing the gap” but there was no overall strategy for South Leeds where 16% of the population live. Those concerned were aware of the challenges presented by unemployment, pockets of deprivation, limited job opportunities, poor perception of the area, poor public transport and the lack of facilities particularly in certain parts of South Leeds.

David Helliwell said that over the last two years, organisations and individuals including the City Council, Members of Parliament, politicians, residents, businesses, employers, employees, service providers and community organisations, have helped to build a shared vision for South Leeds to consider the many opportunities for change and improvement by inward investment and regeneration. It was recognised that South Leeds is too large and too diverse for any one organisation to address. Accordingly, a public private sector partnership was set up to look at the issues and opportunities. The private sector would provide resources, expertise and funding. A group of investors took their idea to the City Council in 2009 and the IPSL was established. The Steering Group, which had been chaired by the Leader of Leeds City Council is now chaired by Councillor Richard Lewis. The management group is chaired by David Helliwell, whilst Steve Williamson chairs the Partnership Engagement Group. The aim is to develop a comprehensive long term regeneration and investment strategy which would be deliverable. The IPSL was launched at a workshop in October 2009. David Lock Associates, a firm of planning consultants based in Milton Keynes were appointed as consultants. Formal and informal consultation was carried out amongst politicians, MPs, businesses, residents, service providers, landowners and community groups. A 174 page draft Investment Strategy was produced at the end of 2010 and published on the website. Seven exhibitions were held throughout the area at which people completed questionnaires to say what they wanted. As a result of this process a revised document was produced and submitted to Leeds City Council in April 2011. This was approved and launched by the Leader of Leeds City Council, Councillor Keith Wakefield at an event on 25th June 2011. David Helliwell said that there is substantial support for South Leeds to be designated a priority area for regeneration and investment. The aim is to create more employment opportunities, and to invest in further education and training, and improving the skills of the unemployed. There should also be better opportunities for living and working in South Leeds, better public transport, improved connectivity, a better range of family housing, and better retail and leisure facilities. It was noted that the Elland Road/ Dewsbury Road area is the best location for major inward investment. There is an acceptance that some development may have to be on greenfield sites. Sustainable growth is the key. The Investment Strategy is being used to inform and help shape emerging planning policy. Leeds City Council is preparing its Core Strategy Document. David Helliwell explained that some local politicians have asked those involved in the IPSL to get down to detail and identify key opportunities, areas and sites and to look at appropriate types of development and the benefits which could result, including jobs, section 106 contributions and new facilities. David Lock Associates have been appointed to produce a Development Framework (an indicative masterplan for the area). This would enable us to look at what might be possible and assist the preparation of the Core Strategy which will go forward for public consultation in early 2012. The IPSL is continuing to work and will, in due course, need to look at a delivery strategy. New development will largely be funded by the private sector and aims to deliver physical environmental, economic and social improvements to the area

3.2 Steve Williamson explained that he has 35 years of relevant experience of which the first 20 years was in housing development. He has been involved in regeneration, including community involvement for 15 years. He lives in Beeston and chairs the Partnership Engagement Group which seeks to ensure that any proposals take full account of the views of residents. A wide variety of views has been expressed. The need for more jobs is critical and the quality of life is also important. Throughout South Leeds, local residents want to stay there. Local residents want the area to be better. It was noted that funding must come from the private sector. There have been three meetings of the Partnership Engagement Group to address concerns. The strategy can only be delivered properly if the partnership continues. The investment strategy is a long term programme. A critical point will be early 2012 when Leeds City Council publishes its core strategy. It is important for South Leeds that it is seen as a priority area. He wanted to come and listen to Forum members and take back views.

3.3 David Helliwell pointed out that the full 174 page Investment Strategy document can be downloaded from the Investment Partnership's website at www.investsouthleeds.co.uk

3.4 The meeting then opened up to questions from the floor. Amongst the issues raised were private landlords, a possible transport hub at the White Rose Centre, links between schools and businesses, and training for unemployed youths.

4. The minutes of the meeting of the Beeston Community Forum held on 1st September 2011 were accepted as a fair and accurate record of the meeting.

5. Correspondence.

5.1 Robert Winfield had received an invitation from Health for All (Leeds) to the official opening of Tenants Hall Enterprise Centre, which will take place at 12p.m on Friday 28th October, 2011. Robert Winfield had contacted Health for All, who clarified that they would be happy for any member of the Beeston Forum to attend, providing they have an early indication of numbers. As there were no indications of interest from the audience, it was agreed that Robert Winfield would inform Health for All that a maximum of three Forum members would attend.

5.2 Robert Winfield had received an e mail from Geoff Bowen, who runs a Leeds oriented website; Leedsforum.co.uk .with 1700 registered users, who start and join in various discussions on the site. . Geoff Bowen said that it would only take a couple of minutes to set up a similar website for the Beeston Forum; he would do all the work on this site. Alternatively, if the Forum has no interest in having a sub forum, he would like to encourage Forum members to come and join in with the other discussions. Robert Winfield said that such a forum might stimulate discussion. Christine Thornton, however felt that such a forum should not be established without a vote at a future meeting of the Beeston Forum. The meeting agreed to a proposal from Christine Thornton that we should seek more information about the Forum , and if thought fir, the question of whether such a forum should be set up should be voted on by a future meeting of the Forum.

5.3 Robert Winfield had received an e mail , through the Beeston Forum website from Jabhar Khan, who would like to discuss what he described as a great car boot sale on Sunday mornings at a council owned car park at Elland Road He said that this would be a great opportunity to bring in extra revenue for the area on Sundays. Councillor Adam Ogilvie said that he had no previous knowledge of this matter. It was agreed that Robert Winfield would telephone Mr Khan and forward the e mail to Adam Ogilvie.

6. Planning Application by Tesco Stores Limited. Robert Winfield reported the developments which had taken place since the previous meeting of the Forum. It had been expected that the planning application would be considered by a meeting of the Plans Panel (East) Committee of Leeds City Council on 8th September 2011. However, the item had been withdrawn from the agenda as the Planning Department had received some further advice concerning retail planning policy which raised issues as to whether the proposal complies with relevant policies. The Planning Department also clarified that the regulations state that the section 106 agreement must be required to make the application acceptable, that it must be directly related to the development and reasonable in scale and type. The requirement for public transport contributions flows from the Council's Public Transport Improvements and Developer Contributions Supplementary Planning Document (SPD) which was adopted in August 2008 and has been used to secure significant sums of money over the passage of time. If a transport infrastructure contribution is forthcoming , it must comply with the regulations. For the money to be spent on a park and ride scheme at Elland Road, there would need to be a direct link between the Tesco scheme and the park and ride (for example, if bus lanes were installed between the new Tesco and the park and ride). The most likely candidate for the spending of the money is the Dewsbury Road Quality Bus Scheme.

Turning to the issue of the park benches, the Department said that there is scope for Tesco to provide the benches but no agreement had been reached as to where they should be sited. Tesco then withdrew the offer. However, there is no reason why such provision could not be made and if the panel were so minded their provision could be made a condition of any planning application granted. With regard to the Forum's concerns that Council Officers, rather than elected Council Officers would decide whether the planning application is granted. the recommendation is worded in this way as the planning permission cannot be granted until the section 106 agreement is finalised, and this, in practice takes several weeks after the resolution. Therefore , it is the panel which takes the decision as to whether to grant planning permission

Robert Winfield noted that the Department's comments in relation to the provision of benches by Tesco flatly contradict the letter from Deborah Hajeems of Tesco who stated that Tesco remains committed to the provision of the benches. Following a discussion with Christine Thornton, Robert Winfield wrote to the Department to seek clarification of several issues:-

- a) Why was the advice which led to the planning officers seeking the withdrawal of the planning application from the agenda received so close to when the Committee was due to consider the planning application, and was the advice in any way related to the research undertaken by Colliers International
- b) Robert Winfield sought clarification of the apparently contradictory accounts given by the Planning Department and Deborah Hajeems regarding the benches to be provided by Tesco.

Following these developments, Robert Winfield was requested by the Committee to write to Tesco (with a copy to the Councillors for Beeston and Holbeck ward) asking whether they remain committed to developing the Beeston site. Robert Winfield had also received an e mail from Martha Hughes of the Leeds City Council planning department confirming that the advice which led to the application being withdrawn from the agenda for the 8th September meeting was from Colliers. She added that the planning department would consider any comments from the Beeston Forum in relation to the public transport contribution required from Tesco , until the date on which the planning application is determined. Mrs Hughes added that two representations raised objections to the provision of benches, and when Tesco were asked where they wish to site the benches, since there is limited space on the highway, Tesco withdrew their offer. Mrs Hughes said that this is not to say that Tesco would not provide the benches if Plans Panel members felt that this should be a requirement, and this could be a requirement. However, there were concerns that the benches could lead to anti social behaviour. Robert Winfield noted that he had yet to hear from Deborah Hajeems.

John Hodgson noted that if the objection to the Tesco development is based on the Colliers International report, there would be similar objections to Asda's proposals along Old Lane. He said that he is not concerned who provides a supermarket in this area as long as we get one. John Hodgson expressed criticism of Leeds Civic Trust for having objected to the plans for a Tesco store on Old Lane. He noted that the Colliers International Report had concluded that the LS11 postal district does not need a

convenience store until 2026. On this basis, there would be objections to a new store in Holbeck, where there is currently no supermarket. Residents of Holbeck had asked why Tesco is not seeking to build a store there. He referred to the campaign group 'Say No Tesco' (SNOTT) and asked who they are. He said that people who are now seeking to protect local shops had made no effort to protect the Post Offices in Beeston when they were closed. Christine Thornton wondered whether Councillor Adam Ogilvie could tell us more about these matters. Adam Ogilvie confirmed that he knows no more than is known to the Forum. It was noted that there are rumours in circulation that Tesco have withdrawn their planning application.

John Hodgson suggested that the Forum should reaffirm its support for the Tesco Planning Application. However Greg Turton noted that the Forum has never supported the planning application, and had merely withdrawn (subject to a number of conditions), its objection to the application. Christine Thornton pointed out that the Forum has never voted to support the Tesco planning application. John Hodgson noted that Leeds Civic Trust had objected to the Tesco planning application in order to protect the business at Leeds Market, yet a Co-op store had been opened directly opposite the market. He could understand the Co-op and Morrisons objecting to the Tesco planning application; that is business, but he wondered why Leeds Civic Trust are doing this. John Hodgson felt that once again, we are at the back of the queue. He added that in his view, the Co-op is a top up shop, and that all his neighbours do their main shop at Morrisons (Morley, Hunslet or Leeds City Centre), or Sainsburys. Greg Turton said that we should ask our elected representatives what is going on, and what are the implications of the Collier report. Christine Thornton suggested contacting Councillor David Congreve; however John Hodgson noted that David Congreve, as the Chairman of Plans Panel (East), is constrained from commenting on planning applications which are due to be considered by the panel. Adam Ogilvie said that it is his understanding that Tesco had not withdrawn the planning application, although of course consideration of it had been deferred.

7. Proposals by Asda for the site of the Netto Store, Old Lane. Robert Winfield explained that he had been contacted by e mail by Richard Anderson, of Anderson Communications (which is acting for Asda in this matter), explaining that Asda is currently converting the Netto store to its own brand, but also has aspirations to redevelop the site and open a larger store. Mr Anderson gave details of a public exhibition at Beeston Hill Social Club on Monday 3rd October. This e mail was followed by a letter from Philip Bartram, Property Communications Manager of Asda Stores Limited, who stated that Asda would soon be submitting a planning application to open a 20484 square feet store, with a 195 space shoppers car park on site. The proposal includes a number of features designed to enhance the site including landscaping enhancements, better pedestrian links both within and around the site, easier access for all visitors including disabled and parent with child parking provision, as well as cycling facilities and electric charging points and an integral ATM machine. Mr Bartram noted that Tesco also has a planning application lodged with the council. He added that Asda believe that both planning applications should be considered together in view of their close proximity. Robert Winfield noted that following discussion with Christine Thornton, he had sent Messrs Anderson and Bertram a holding response explaining that the matters would be discussed by the Forum and expressing puzzlement that they had chosen Beeston Hill Social Club as the venue for the Exhibition, when Beeston Village Community Centre, for example, would have been a better venue. Councillor Adam Ogilvie felt that Asda should have held a public meeting and sought to appear at a meeting of the Beeston Forum. He acknowledged that Asda had been in contact with the Councillors. Mary Mason said that Asda had approached a number of local churches to host the exhibition. Doris Brooke understood that Beeston Village Community Centre had been booked for another function.

Robert Winfield said that he does not support Asda's call for their planning application and that of Tesco to be considered together. Asda had been aware for some time that it would be taking over the Old Lane Netto store; it is unfair to Tesco that their planning application should now be subjected to a delay because of Asda's application. Christine Thornton, however felt that it is not in the Forum's best interests to influence the timing of the consideration of the planning applications. Greg Turton felt that the Council should decide when the applications are considered. Robert Winfield felt that the Forum should start from a position of neutrality between the two applications.

8. Report of Committee Meeting – 15th September 2011. Christine Thornton explained that this matter would be deferred.

9. Beeston Village Community Centre- Christine Thornton explained that this matter would be deferred.

10. Any Other Business.

10.1 Doris Kenny said that the contractors who had demolished the Parklees Building had done a good job, but asked whether something could be erected around the perimeter of the site to prevent the encroachment of travellers.

10.2 Police- Sgt Aldred, said that there had been no robberies, five dwellings have been burgled, nine sheds or garages had been burgled. There has been one instance of criminal damage, nine thefts from motor vehicles and one theft from a motor vehicle. Sgt Aldred added that Insp. Damien Miller would be leaving the area, having been appointed to a position at West Yorkshire Police Headquarters. Sgt Aldred noted that it is a good thing that Insp. Miller had been appointed to the position given his grounded approach to neighbourhood position. Insp. Miller would leave at the end of the month. Sgt. Aldred confirmed that no successor had yet been appointed. John Hodgson praised the police for their control of crowds at the recent Leeds United v Manchester United football match, and noted that police helicopters were there for a long time. It was agreed to send Insp. Miller an appropriate goodwill message.

