

Little Woodhouse NEIGHBOURHOODPLAN

**Public Forum and Annual General Meeting
– Tuesday 16 February 2021 at 6pm online
Zoom hosted by Councillor Abigail
Marshall Katung**

How was the public engaged?

Forum and AGM meeting with reports on progress of drafts towards the Little Woodhouse Neighbourhood Plan (LWNP).

Who engaged the public?

Little Woodhouse Neighbourhood Planning Forum (LWNPF)

How were they engaged?

Emails to members of LWNP Forum and to LWCA members and local organisations.

Where and when did the engagement take place? Online Zoom Meeting

Who was engaged? How many people were involved?

17 people attended the meeting with a further 14 apologies.

Present: Cllr Kayleigh Brooks (KB), Cllr Abigail Marshall (AMK), Deryck Piper (DP), Barbara Mitchell (BM), Philip Graham (PG), John Coates (JC), Mark Pullan (MP), Katharine Hartley (KH), Ursula Klingel (UK), Sylvia Landells (SL), Garance Rawinsky (GR), Victoria Jaquiss (VJ), Alice Smith (AS) (Headteacher Rosebank Primary School), Nicola Brown (NB) (Unipol), Kelly-Anne Watson (KAW)(Unipol), , Emma Lewis (EL)(Planning Assistant Leeds City Council)

In attendance: Peter Baker (PBA)

Apologies: Cllr Javaid Akhtar, Celia Hession, Freda Matthews, Bill McKinnon, Sue Thomas, Richard Barker, Richard Scott, Julie Bowe, Mary Walsh, Susan Smith, Helen Graham, Celita Huggins, Sophie Moody (Leeds Beckett University Union), Abbie Miladinovic (Leeds City Council Planning)

Notes: John Coates and Barbara Mitchell

How did the public engage?

Introductions round the table and discussion of reports.

Public Engagement

16 February 2021 **REPORT**

Circulated documents – Agenda; Minutes of last AGM 13 May 2019 (AGM due June 2020 was cancelled); Annual Report (20months May 2019 to February 2021); Key points summary of policies May 2019.

1 Introduction and welcome

DP opened meeting and explained the use of Zoom.

Whilst the Zoom technology was being mastered, Councillor KB outlined recent developments regarding the proposed student block next to Rosebank School. Following objections, this planning application had gone quiet, but is now the subject of a new planning application. This is on the same site but is two storeys less. The application is a major concern to the school, to parents and teachers. Some draft guidelines were offered for objections.

Those present introduced themselves. BM provided a list of apologies.

Deryck Piper DP introduced the subject of the Neighbourhood Planning Forum. He described the ongoing process and emphasised the need for consultation prior to the presentation of the plan for approval.

DP outlined the work of the interlinked organisations Little Woodhouse Community Association (LWCA) and Little Woodhouse Neighbourhood Planning Forum (LWNPF). Tonight's LWNPF meeting is concerned with the drawing up of the Neighbourhood Plan for the LW Area, gathering evidence and developing policies in particular aspects of planning. LWCA and its Community Forum pursues a range of different projects to improve the area.

2 Minutes of AGM held 13 May 2019

The minutes were agreed as a true and correct record.

Little Woodhouse

NEIGHBOURHOODPLAN

Public Engagement

16 February 2021 **REPORT**

3 Report from the Little Woodhouse Neighbourhood Planning Forum Steering Committee May 2019 – February 2021

DP introduced the Report previously circulated. The past year had not been normal. He emphasised the need for evidence in the preparation of our NP.

3.1 Housing

Emma Lewis is revising a report reviewing the evidence for our housing policies to rebalance the housing available to all sizes of households. DP referred to recent meeting with Head Teacher and Councillors at Rosebank School. Statistics were available which support our observations regarding the need for more family homes. 40 parents had responded to a survey. 30 per cent of them only had one bedroom, and thus were inadequately housed. Most of the family-sized houses in this area have been converted into flats ... Many of them for student accommodation. This is driven by the economic imperative for private landlords. Very little council accommodation is available for families – with a long waiting list.

3.2 The draft **Park Lane design code** for the future of the potential development site has been discussed in detail with Leeds City College and is now part of a consultancy provided by Locality.

3.3 The draft **Purpose-Built Student Accommodation (PBSA) design code** sets standards for design and management of blocks to mitigate impact on other residents and to promote the wellbeing of student residents. DP noted that we were overwhelmed by PBSAs Some of poor quality. He added that most of our student neighbours were good neighbours and we welcomed them as members of our community. We have included students in our consultation in order to consider their wants and needs.

KAW said Unipol valued community needs and having community input to student developments was important to develop a good relationship partnership.

DP congratulated Unipol on the high standard that they uphold in respect of their student accommodation. Not all student landlords live up to such good standards. Our own evidence within our area bears out these differences in standards. Unipol are looking at changing emphasis from studio flats to cluster flats. Their emphasis is increasingly on students' mental well-being as well as on physical well-being.

DP noted that Leeds Beckett Uni Planning Department have used our questionnaire and information as a Teaching Module in their planning course.

3.4 Heritage / Conservation Area Appraisal

PB advised that our community contained three conservation areas and that there were other areas that ought to be included. He suggested that there was scope to consolidate our three conservation areas with other suitable areas. He noted that there was potential to include Victoria Terrace, Consort Terrace and parts of the Kendals.

3.5 Our designated heritage assets included the three conservation areas and several listed buildings. We have a number of other important heritage buildings that are not designated. These are worthy of note and we have drawn up a list of **Non Designated Heritage Assets (NDHA)**.

3.6 UK noted that No. **18 Moorland Road** may now be added to our list of NDHA assets. PB described its history and details. The coach house at the rear is in a very poor state. Next-door neighbour VJ stated that the wall of the coach house was

Little Woodhouse

NEIGHBOURHOODPLAN

bowing and in very poor condition. The gutter is hanging off and presents an imminent danger to passers-by. People have been witnessed damaging the building. Much of the inside of this formerly grand building has already been destroyed.

3.7 Questions

Parking VJ queried car-ownership rules for PBSAs. Are students allowed cars? Are there any rules, especially in a conservation area? DP replied that planning consent for recent PBSAs has specified no student cars. However, the down side is the arrival and departure of endless taxis and delivery vehicles. We try to press for off-street taxi pick-up and delivery areas.

Bin control – VJ also asked about bin control in conservation areas. The Council has introduced a PSPO area – **Public Spaces Protection Order** restricting alcohol, drug and other anti social issues including litter and bins. Owners and tenants could be fined for nuisance. Improved control of bins is being rolled out by LCC – a street at a time. This will take some time for the full benefit to be evident.

3.8 Green spaces

BM spoke about green spaces in our neighbourhood area. She noted that we have a good number of trees for an inner city area but could have more for health and wellbeing and curbing air pollution. The lockdown has shown the importance of green spaces and we have the opportunity to capitalise our green spaces and corridors through extra planting and care for our green assets. We need to survey and document our trees and green spaces to provide evidence for these policies.

Preparation of the Neighbourhood Plan

BM noted that we have a very large amount of content under each of our subject headings. We are looking at the best way

Public Engagement

16 February 2021 **REPORT**

of collating it and presenting it as a final document through the consultancy provided by Aecom funded by Locality. .

BM paid tribute to PB for his ongoing support and for the enormous amount of work he has put into our neighbourhood plan development

The meeting agreed to receive the report.

4 Redesignation of LWNP Forum

DP noted that the Neighbourhood Design Forum was set up (designated) five years ago. Two general elections, a referendum and a pandemic had intervened and caused distractions along the way. During the time, Park Lane College had announced that they were moving, and this had introduced a further dimension to the work that we had undertaken.

Following discussion it was **unanimously agreed that we apply for redesignation** as the body to continue to be responsible for the neighbourhood plan for the Little Woodhouse area.

5 Election of Interim Committee

An Interim Committee was elected as follows: Deryck Piper, Barbara Mitchell, John Coates, Freda Matthews, Garance Rawinsky, Celia Hession, Sue Thomas
Officers elected: Chair (DP), Secretary (BM), Treasurer (JC).

6 AOB

6.1 Rosebank School

AS referred to her meeting with Marcia Cunningham. She said that, looking to the future, the children at Rosebank School were keen to be involved in the development and improvement of their local area. They love their local area and would be happy to be involved in litter-picking, graffiti removal and other activities

to improve the area. There are opportunities to improve cohesion between the community, the students and the school children.

6.2 Co – housing in Little Woodhouse

UK said that she would like to talk to AS and Rosebank parents. She has a long-term interest in co-housing and she felt that co-housing might offer a solution to some of the problems of providing family accommodation in our area. She advised the meeting of the “Headingley Homes” strategy by Headingley Development Trust of buying up local houses and using them to house local residents and families. Other examples are Leeds Community Homes (Armley) and Kirkstall Development Trust. DP noted that co-housing is firmly embedded in the Neighbourhood Plan. A separate meeting to explore models of finding local resources would be useful.

7 Date of next meeting of Little Woodhouse Neighbourhood Planning Forum – Tuesday 23 March Details to be confirmed – online zoom

Next Little Woodhouse Community Forum meeting – Tuesday 13 April 2021 – online zoom

DP – many thanks to Cllr Abigail Marshall Katung for hosting the meeting and to all who attended.

End

Meeting closed at 8pm