



## JOINT PLANS PANEL

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Meeting to be held in 6 & 7 - Civic Hall, Leeds on  
Thursday, 14th November, 2019 at 2.00 pm

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### MEMBERSHIP

#### Councillors

Councillor Barry Anderson  
Councillor Salma Arif  
Councillor David Blackburn  
Councillor Kayleigh Brooks  
Councillor Colin Campbell  
Councillor Peter Carlill  
Councillor Andrew Carter CBE  
Councillor Dan Cohen  
Councillor Dawn Collins  
Councillor Robert Finnigan  
Councillor Al Garthwaite  
Councillor Ronald Grahame  
Councillor Caroline Gruen  
Councillor Peter Gruen  
Councillor Sharon Hamilton  
Councillor Julie Heselwood  
Councillor David Jenkins

Councillor Asghar Khan  
Councillor Graham Latty  
Councillor James McKenna  
Councillor Mirelle Midgley  
Councillor Lisa Mulherin  
Councillor Elizabeth Nash  
Councillor Denise Ragan  
Councillor Kevin Ritchie  
Councillor Simon Seary  
Councillor Nicole Sharpe  
Councillor Jackie Shemilt  
Councillor Trish Smith  
Councillor Paul Wadsworth  
Councillor Neil Walshaw  
Councillor Angela Wenham  
Councillor Paul Wray

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Agenda compiled by:  
Governance Services  
Civic Hall  
LEEDS LS1 1UR

Debbie Oldham  
37 88656

## A G E N D A

| Item No | Ward/Equal Opportunities | Item Not Open |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Page No |
|---------|--------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1       |                          |               | <b>ELECTION OF THE CHAIR</b><br><br>To formally nominate the Chair for the meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |
| 2       |                          |               | <b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b><br><br>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded)<br><br>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |
| 3       |                          |               | <b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</b><br><br>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.<br><br>2 To consider whether or not to accept the officers recommendation in respect of the above information.<br><br>3 If so, to formally pass the following resolution:-<br><br><b>RESOLVED</b> – That the press and public be excluded from the meeting during consideration of those parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows |         |

| Item No | Ward/Equal Opportunities | Item Not Open |                                                                                                                                                                                                                                                  | Page No |
|---------|--------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 4       |                          |               | <b>LATE ITEMS</b><br><br>To identify items which have been admitted to the agenda by the Chair for consideration<br><br>(The special circumstances shall be specified in the minutes)                                                            |         |
| 5       |                          |               | <b>DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS</b><br><br>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct. |         |
| 6       |                          |               | <b>APOLOGIES FOR ABSENCE</b>                                                                                                                                                                                                                     |         |
| 7       |                          |               | <b>MINUTES - 11TH JULY 2019</b><br><br>To confirm the minutes of the meeting held on 11 <sup>th</sup> July 2019, as a correct record.                                                                                                            | 1 - 6   |
| 8       |                          |               | <b>PLANNING SERVICES PERFORMANCE REPORT- QUARTERS 1 AND 2, 2019-20</b><br><br>The report of the Chief Planning Officer presented Members with the performance of Planning Services for quarters 1 and 2, 2019-20.<br><br>(Report attached)       | 7 - 18  |
| 9       |                          |               | <b>BUILDINGS AT RISK</b><br><br>The report of the Chief Planning Officer informs the Joint Plans Panel of the number of Buildings at Risk in the city and the efforts that are being made to address this issue.<br><br>(Report attached)        | 19 - 30 |
| 10      |                          |               | <b>DATE AND TIME OF NEXT MEETING</b><br><br>The date of the next meeting to be confirmed after the Annual Meeting of Council.                                                                                                                    |         |

| Item No | Ward/Equal Opportunities | Item Not Open |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Page No |
|---------|--------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
|         |                          |               | <p><b><u>Third Party Recording</u></b></p> <p>Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.</p> <p>Use of Recordings by Third Parties – code of practice</p> <ul style="list-style-type: none"> <li>a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.</li> <li>b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.</li> </ul> |         |
| 2       |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |
| a)      |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |
| b)      |                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |

## Joint Plans Panel

Thursday, 11th July, 2019

**PRESENT:** Councillor C Gruen in the Chair

Councillors B Anderson, S Arif,  
D Blackburn, K Brooks, P Carlill, D Collins,  
A Garthwaite, R Grahame, P Gruen,  
S Hamilton, J Heselwood, A Khan, G Latty,  
J McKenna, M Midgley, L Mulherin,  
E Nash, D Ragan, K Ritchie, T Smith,  
N Walshaw and P Wray

### **1 Election of the Chair**

**RESOLVED** – That Councillor C Gruen be appointed as Chair for the meeting.

### **2 Late Items**

There were no late items. Revised information in relation to Agenda Item 9, Public Speaking Protocol and Guide to Pre-Application Presentations was distributed prior to the meeting.

### **3 Declarations of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests.

### **4 Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors C Campbell, A Carter, D Cohen, D Jenkins, S Seary, P Wadsworth and J Shemilt.

### **5 Minutes - 29th November 2018**

**RESOLVED** – That the minutes of the meeting held on 11 July 2019 be confirmed as a correct record.

### **6 End of year performance report**

The report of the Chief Planning Officer covered planning performance and activity for the period April 2018 to March 2019.

Issues highlighted included the following:

- There had been a lower number of applications received than in the previous year. There had been approximately just under 4000 planning applications, with around 8,000 formal submissions overall including those to discharge conditions and prior notifications. There had been a higher proportion of major applications in Leeds than the national average.
- The service's Budget requirement had been met for the previous year.

- £12 million had been collected from Section 106 agreements and £2.2 million from the Community Infrastructure Levy. Demands Notices for £5.5 million had already been issued for this financial year.
- There had been a decrease in the number of decisions made within the statutory target in time or within the agreed time, this had been affected by staff vacancies and high sickness levels. However there had been an increase in performance the final quarter of the year.
- Comparison with core cities second highest number of applications and joint second best performance on major applications being dealt with in time.
- Decision making at Plans Panels. There had only been one application determined which was contrary to officer recommendation.
- There had been a significant drop in the number of appeals since the previous year. 73.6% of appeals had been dismissed which was higher than the national average.
- Compliance and enforcement – The number of complaints was reducing. Ombudsman cases had also reduced.
- Plans Panel Review – recommendations were being implemented. There was an ongoing training programme and there would be changes to report writing, presentations and public speaking rights.
- Members congratulated David Feeney on his appointment as Chief Planning Officer.

In response to Members' comments and questions, the following was discussed:

- A request for training with regard to trees – planting, root space and maintenance.
- There had been a recent improvement with sickness levels and filling of vacancies. Enforcement action had also been affected by staff sickness, although the service was still taking more formal action than other core cities.
- The Chief Planning Officer's Delegation Scheme sets out the referral test for applications to be referred to Panel by Ward Members. Where the test is met the item may be referred to Panel, where it isn't met, the Chair, in conjunction with the Chief Planning Officer is able to use their discretion, within the parameters of criteria contained in the CPO delegation agreement, to refer the application to Plans Panel
- Income and fees and cost of the service – there was some benchmarking work ongoing with core cities to demonstrate the value of the service.
- Section 215 notices – there would be further discussion with Enforcement and Compliance but there were time and resource implications. This would be raised at the Joint Member Officer Working Group.
- Plans Panel Review – this has been discussed with the Joint Member Officer Working Group and a summary and the recommendations would be sent to Members.
- Updating Elected Members on enforcement action when complaints had been made.
- Damage and felling of trees that is done illegally during the weekend and whether there was any enforcement action that could be taken outside office hours.

- Mistakes on tree planting with new applications – tree officers did comment at the early stage of applications.

**RESOLVED** – That the report be noted.

## **7 Public Speaking Protocol and Guide to Pre Application Presentations**

The report of the Chief Planning Officer described suggested changes to the Public Speaking Protocol and Protocol for Pre-Application Presentations at Plans Panel Meetings and part of the Chief Planning Officers consultation with Joint Plans Panel.

Proposed changes would make it clear that speakers would be speaking either in support or objection to the application rather than the officer recommendation. The objector would always address the Panel first.

Concern was raised regarding the terminology used in the protocol and it was requested that a glossary be provided.

Members also discussed the notice periods required for speakers to Panels and also for notification to Ward Members. It was agreed that 12.00 midnight was preferable to 5pm to allow a little extra time.

**RESOLVED** – That with further amendments to address the terminology of the protocol and time for submission of speaking requests, the report, amendments to the public speaking protocol and the guide to pre application presentations at Plans Panel meetings, and the production of short explanatory notes for the public attending Panel meetings to help them formulate their address be noted.

## **8 Update on the Site Allocations Plan and Core Strategy Selective Review**

The report of the Chief Planning Officer provided an update regarding the preparation of the Site Allocation Plan (SAP) and the Core Strategy Selective Review (CSSR) as part of the Leeds Local Plan.

Issues highlighted included the following:

- Key issues focussed upon in the SAP Inspectors Report and the key conclusions reached by the Inspector.
- The Site Allocation Plan was adopted at Council and now carried full weight in relation to applications. It was reported there was a six week challenge period with regard to legal matters.
- CSSR – the housing requirement figure, policies relating to environment, space standards, quality and affordable housing targets. The planning inspector was still considering modifications and responses and it was hoped to have a report Full Council in September.

In response to Members' comments and questions, the following was discussed:

Draft minutes to be approved at the meeting  
to be held on Thursday, 14th November, 2019

- Revision of the Site Allocation Plan will commence in the autumn.
- Concern that there were no comments from highways on some of the allocated housing sites – there was a generic set of requirements with regard to large developments which included highways requirements. Further concern was expressed that there wasn't the capacity for highway improvements where there was development. These issues could be picked up at the local plan review stage.
- Concern regarding land that was in the ownership of Highways England - it was reported that the Council worked on a strategic level with Highways England under statutory duties to co-operate. With regard to specific proposals there was consultation. Land ownership could be looked at. It was suggested that Highways England be invited to discuss land ownership issues as there were other issues including mitigation of noise and air pollution.
- Sites for development which were suitable for older people and independent living. Consideration to this was highlighted on sites that were accessible.

**RESOLVED** – That the report be noted.

## **9 Planning and Design for Health and Well-Being**

The report of the Chief Planning Officer set out the context and background of Planning and Design for Health and Wellbeing (PDHW); the establishment of a cross directorate officer working group involving colleagues in Planning, Design, Highways, Public Health, Active Leeds and Parks and Countryside; the work that this group has undertaken to date and future actions.

The following were in attendance for this item:

- Jenny Fisher, Planning and Sustainable Development
- Kathryn Holloway, Strategic Planning
- Gill Keddy, Active Leeds
- Gillian McLeod, Highways
- Abby Forster, Strategic Planning

Members were made aware of the role of the Design for Health and Wellbeing Group and given a presentation. Issues highlighted included the following:

- Reference to the National Planning Policy Framework and how it refers to the inclusion of health and wellbeing issues in developments.
- Use of exemplar projects and case studies to influence design in Leeds
- Key principles – Active Neighbourhoods; Better Air Quality & Green Space; Cohesive Communities.
- Work with Public Health and other partners.
- Forthcoming schemes in Leeds where the Health and Wellbeing principles can have an influence.
- The climate emergency declaration.

In response to Members comments and questions, the following was discussed:

- The need to speak to developers and particularly volume developers particular with use of greenspace and planting of trees.
- The need to embed health and wellbeing into planning policy.
- Consideration of the climate emergency with applications.
- It was suggested that meetings be held with developers to discuss issues relating to planning and design for health and wellbeing.
- Encouraging active travel and development to support this.
- Importance of the landscape for air quality, mental health, health and wellbeing.
- Public transport systems for the city.
- The need for internal community/public spaces in vertical developments.
- Developments in the greenbelt and how to work with developers to make use of it.
- Getting inclusive growth, planning for health and wellbeing and climate change issues cutting across policy objectives.
- Sustainable and innovative transport solutions.
- The need to influence services, investors and infrastructure providers.
- The Site Allocation Plan puts the Council in a position to make changes linked to policy requirements.

**RESOLVED** – That the report and presentation be noted.

## **10 Date and Time of Next Meeting**

Thursday, 14 November 2019 at 1.30 p.m.

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Report author: Helen Cerroti

Tel: 0113 3788039

## Report of Chief Planning Officer

### Report to the Joint Plans Panel

**Date: 14 November 2019**

**Subject: Planning Services performance report- quarters 1 and 2, 2019-20**

|                                                                                                                                              |                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Are specific electoral wards affected?<br>If yes, name(s) of ward(s):                                                                        | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Has consultation been carried out?                                                                                                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are there implications for equality and diversity and cohesion and integration?                                                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Will the decision be open for call-in?                                                                                                       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Does the report contain confidential or exempt information?<br>If relevant, access to information procedure rule number:<br>Appendix number: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

## Summary

### 1. Main issues

- In quarters 1 and 2 (1<sup>st</sup> April to 30<sup>th</sup> September 2019) there has been a small decrease in the number of applications submitted to the service compared with the position reported at the end of 2018-19; this goes against the trend of an increase in applications seen over the last five years.
- Performance on determining applications within the statutory or agreed timescale has improved in most categories of applications since the position last reported at the end of 2018-19, and even the minors category which has slipped a little is still well above the thresholds for designating an authority as poorly performing.
- There has been a small increase in the number of appeals submitted in the reporting period in comparison with the same period last year but the number of appeals dismissed by the Planning Inspectorate has increased significantly, demonstrating the robustness and quality of the service's decision making.
- Development Management has an ongoing commitment to service improvement, and a number activities have taken place in the first two quarters of 2019-20, notably by providing accessible information so that stakeholders are equipped with the most up to date, accurate information to meet their needs.

## **2. Best Council Plan Implications** (click [here](#) for the latest version of the Best Council Plan)

- The Development Management service contributes to all of the Council's Best City Priorities either directly or indirectly through the delivery of high quality homes and through sustainable place-making to deliver safe, strong communities. Its work in delivering planning permissions for social housing and assisted living accommodation as well as delivering permissions for new schools, supports the Council to meet its ambitions. Through working with other Council services, Development Management also facilitates, through the legal agreement process, employment opportunities for local people. The planning process is closely tied with the health and wellbeing and climate change agendas through the implementation of the policies in the Core Strategy.

## **3. Resource Implications**

- There are no resource implications arising from this report; all systems and processes which are in place to meet the requirements of the decision making framework do so from within existing resources.

## **Recommendations**

- a) Members are asked to note the report and comment as they feel appropriate and to receive a further, full year performance report in six months' time.

## **1. Purpose of this report**

- 1.1 At the last Joint Plans Panel meeting on 11 July 2019, members received and noted a year end performance report for planning services for 2018-19. It was resolved that the Joint Plans Panel would receive a report covering quarters 1 and 2 of 2019-20 at its next meeting. This report covers this period and is presented for information and comment.

## **2 Background information**

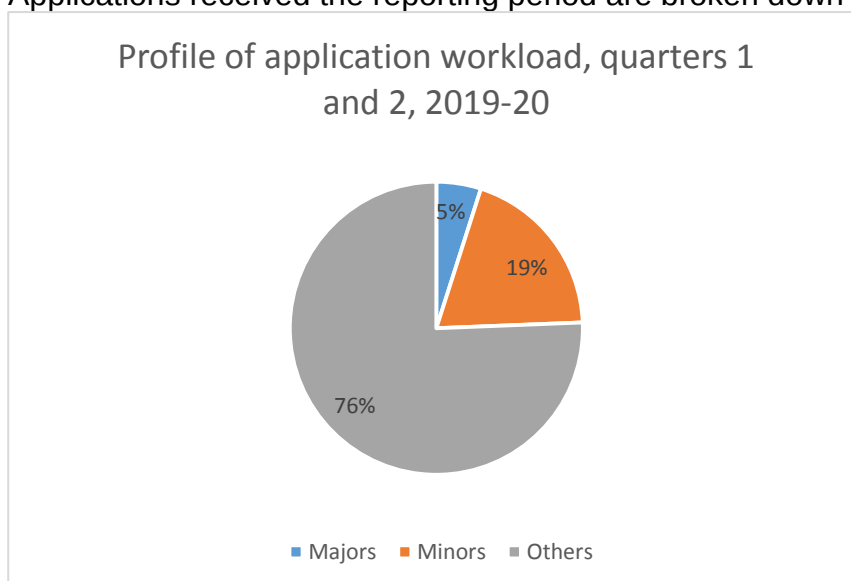
- 2.1 The number of applications being received by the service in this period has decreased and is down by 4.2% in comparison with the same period last year. This is following a national trend, with numbers of applications received across England also down by similar amounts.
- 2.2 It has continued to be a challenging and fluid resourcing picture within the service during the reporting period, with a number of staff leaving or gaining promotion to other posts. This has an immediate impact on the workload and knock on effect on determination times as caseloads are redistributed. Recruitment has continued throughout this reporting period which is hopefully now coming to an end and it is hoped that the staffing establishment will be more stable going forward.
- 2.3 Leeds still continues to receive a higher proportion of major applications than the national average; these are usually the largest and more complex schemes, often significant residential schemes, which take considerable resource input.

- 2.4 The service uses several measures to determine the quality of decision making including lost appeals, number of complaints and upheld complaints. There has been a notable decrease in the number of complaints received in the reporting period and with improved performance in terms of fewer complaints being upheld. The number of complaints reaching the Local Government Ombudsman has also decreased in comparison with the same period last year. Appeals performance in terms of numbers dismissed has improved considerably on the position reported at the end of the financial year and stands at the end of quarter 2 at 82.5%, compared to a national average of around 67%
- 2.5 The service has an ongoing commitment to service improvement and a number of activities have taken place in quarters 1 and 2 to improve processes and deliver expeditious decisions to support inclusive growth in Leeds.

### 3 Main issues

#### 3.1 Workload

- 3.1.1 As reported above there has been a decrease in application numbers in comparison with the same period last year. It is unclear why there has been a decrease in application numbers, but this appears to be a national issue, with the latest Ministry of Housing and Local Government statistics<sup>1</sup> reporting that district level planning authorities have seen a 4% decrease in numbers.
- 3.1.2 Householder applications still account for the highest proportion of applications received by the service, at three quarters of the total workload and the service continues to receive a significant number of major applications, accounting for 5% of the total workload. Nationally, the average proportion of majors as a percentage of total workload is around 3%; therefore the service continues to receive a higher proportion of majors than the national average. The “others” category includes householder applications, which overall accounts for around 50% of the total applications received by the LPA.
- 3.1.3 Applications received the reporting period are broken down in the chart below



<sup>1</sup> [Ministry of Housing and Local Government Planning Statistical Release April to June 2019, 25 September 2019](#)

- 3.1.4 In addition to planning applications, the service received over 500 applications to discharge conditions, just over 300 pre-application enquiries and over 250 applications for a certificate of proposed lawful use/development.

### 3.2 Income and fees

- 3.2.1 After a slow start to the year in April which showed that planning fee income was £54,000 down against the projected budget, at the end of quarter 2, the planning fee income exceeded the target by just over £56,000.
- 3.2.2 Pre application fees stand at just over £95,000 at the end of quarter 2, 20% more than the same period last year.
- 3.2.3 In terms of monies received via Section 106 (S106) legal agreements, just over £2.3 million has been collected in the reporting period. S106 agreements continue to be entered into for site specific requirements, with 26 new agreements received in the reporting period. The monies collected are devolved to specific service areas within the Council who have responsibility for spending the monies, in accordance with the requirements in the legal agreements.
- 3.2.4 £6.5 million of Community Infrastructure Levy (CIL) has been invoiced in the reporting period. This is the first year sums of this amount have been generated from CIL, bringing the total amount of CIL received, since the implementation of CIL in 2015 to almost £23 million. Recommendations made by the Strategic Investment Board to the Executive Board determine the spending priorities for the Strategic CIL Fund.

### 3.3 Decision making

- 3.3.1 There were 2,191 decisions made during the reporting period; this is 11% lower than the same period last year. Nationally, decision making has fallen by 3% across all categories of applications<sup>2</sup>. 98% of decisions were made by officers under delegated powers.
- 3.3.2 The table below shows the services' performance in relation to applications being determined in time or within agreed timescale.

|                  | % Majors in time | % Minors in time | % Other in time |
|------------------|------------------|------------------|-----------------|
| 2019-20 (q1 & 2) | 85.6%            | 81.8%            | 88.6%           |
| 2018-19          | 84.6%            | 83.2%            | 83.0%           |
| 2017-18          | 91%              | 84.3%            | 88.2%           |
| 2016-17          | 93.1%            | 89.4%            | 93%             |
| 2015-16          | 96.6%            | 90.6%            | 93.5%           |
| 2014-15          | 88.7             | 85.1             | 91.8%           |

- 3.3.3 There has been an improvement in the performance of "majors" and "others" determined in time or within the agreed timescale in comparison to the position reported at the end of 2018-19 financial year, but a drop in minors determined in time. This compares nationally to 88% of majors determined in time. However, as previously stated Leeds has a higher proportion of major applications than the

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<sup>2</sup> ibid

national average and has seen some very large and strategically important sites come forward in the reporting period.

- 3.3.4 It is important for the LPA to maintain high performance; Members have heard previously about the Government's approach to measuring the performance of authorities which was introduced by the Growth and Infrastructure Act 2013; it is based on assessing local planning authorities' performance on the speed and quality of their decisions on applications for majors and in 2018 the regime was broadened to include non-major development. The thresholds are 60% of major developments in time and 70% on non-major developments for the assessment period October 2017 to September 2019. Clearly at the moment Leeds' performance is above the thresholds, but the service is not complacent and will continue to try to improve its performance during the rest of the year.

### 3.4 Plans Panel decision making

- 3.4.1 In the reporting period, the Plans Panels made 54 decisions. In addition to applications for determination, the Plans Panel workload also comprised a significant number of pre-application presentations and position statements. The three stage process of pre application presentation, position statement and final determination for the most complex or sensitive applications ensures that appropriate level of scrutiny is brought to bear before determination.
- 3.4.2 The table below shows the Panel workload, decisions contrary to officer's recommendation and where it was a refusal, if it led to an appeal. Due to the timescales for making an appeal, it is not possible to provide a full picture yet for quarters 1 and 2, as some applications determined in September 2019 would have until March 2020 (six month window) for an appeal to be lodged.

| Year             | Decisions | Decisions contrary to officer recommendation(as a % of the total no of Panel decisions) | Leading to an appeal against refusal | Appeal decision          |
|------------------|-----------|-----------------------------------------------------------------------------------------|--------------------------------------|--------------------------|
| Q1 and 2 2019-20 | 54        | 3 (5.5%)                                                                                | 2                                    | In progress              |
| 2018-19          | 77        | 1 (1.3%)                                                                                | 0                                    |                          |
| 2017-18          | 119       | 4 (3.3%)                                                                                | 3                                    | 2 dismissed<br>1 allowed |
| 2016-17          | 105       | 11 (10.4%)                                                                              | 2                                    | 1dismissed<br>1 allowed  |
| 2015-16          | 127       | 4 (3%)                                                                                  | 2                                    | 1 dismissed<br>1 allowed |

- 3.4.3 The three decisions which were contrary to the officer recommendation were all at North and East Panel:

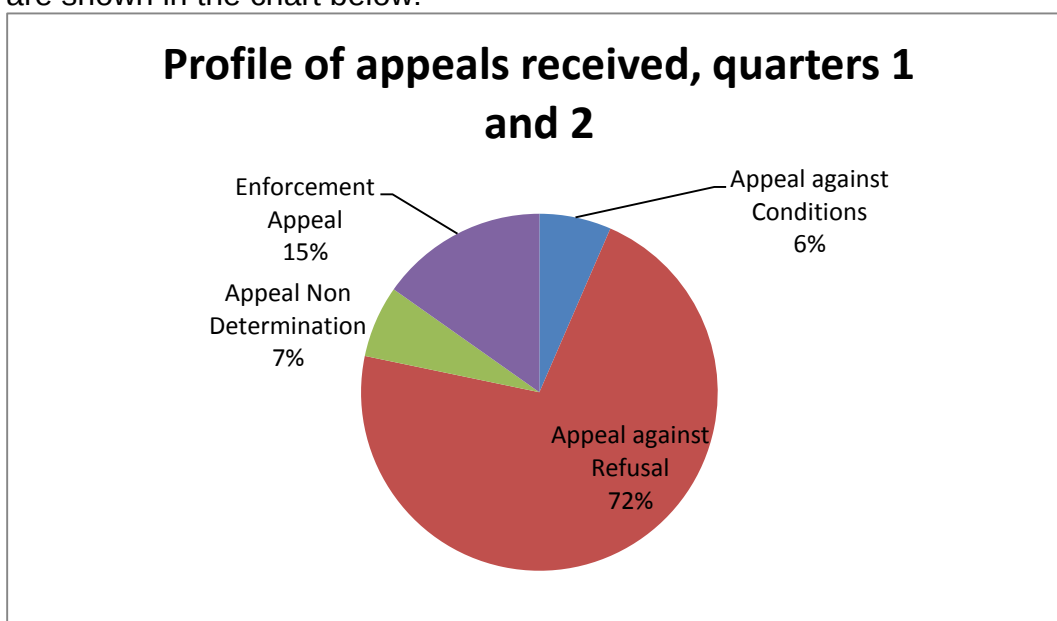
- 19/01819/FU - Single Storey Extension/Boundary Fence - 8 White Laithe Grove- Members resolved not to accept the officer recommendation to approve permission

and refused on the grounds of parking insufficient for the size of the extended dwelling, impact of the development on the character and visual amenities of the locality and that it would result in an overdevelopment of the site. This application was ultimately withdrawn before the decision was issued.

- 19/00835/FU- Alterations and extensions - 22 Park Lane Mews, Shadwell- Members resolved not to accept the officer recommendation to approve permission and refused on the grounds of parking insufficient for the size of the extended dwelling. An appeal is in progress.
- 18/06186/OT - Outline application for a detached dwelling at 9 Manor Park, Scarcroft- Members resolved not to accept the officer recommendation to approve permission and refused on the grounds of harm to the spatial character and appearance of the area through the loss of open space and landscape features, inadequate living conditions for the new residents and also the occupiers of the applicant site due to the remaining limited amenity space and also its relative poor quality due to the impact of the off-site trees and its northerly orientation relative to the main dwellings and the introduction of an additional dwelling accessed off an un-adopted road would be contrary to the Street Design Guide and would result in highway safety issues. An appeal has been lodged and is in progress.

### 3.5 Appeals received and Planning Inspectorate Decisions

- 3.5.1 In the reporting period there have been 92 new appeals received, this compares with 85 new appeals for the same period last year. The profile and type of appeal are shown in the chart below:



- 3.5.2 Of these new appeals over 40%, 38, were household appeals, where the majority of cases, 34, were appeals about the refusal of planning permission, the other 4 were appeals about conditions to approvals.
- 3.5.3 In this reporting period, the Planning Inspectorate made 97 appeal decisions; 82.5% of the appeals were dismissed, this compares favourably with the national average of 67% dismissed and the same period last year where 77.4% of appeals in Leeds were dismissed.

- 3.5.4 There are three costs claims for the reporting period, none of them have been settled yet: Land adjacent to Holly Park Mills, Woodhall Road, Calverley, Agricultural Building/ Barn adjacent to The Beeches, Wike and None Go Bye Farm, Old Otley Road, Leeds.
- 3.5.5 There has been one cost claim awarded to the Council in the reporting period for £4,392.90, relating to an appeal against an enforcement notice on Broadway Service Station, Broadway, Horsforth.

### 3.6 Compliance activity

- 3.6.1 The number of enforcement cases received in the first two quarters of 2019/20 has been high, with 746 cases received. This is similar to recent years. As such the workload through the service remains substantial with a significant number of complex cases being investigated. The number of cases on hand has been reduced to approximately 900. And maintained at under 1000. A long standing service objective has been to maintain the number of cases on hand to under 1000. This is a key step in improving the overall handling of cases as it ultimately assists in reducing officer caseloads.

|                                                           | Q1             | Q2             | Total |
|-----------------------------------------------------------|----------------|----------------|-------|
| No of cases received                                      | 357            | 389            | 746   |
| No of cases resolved                                      | 311            | 361            | 672   |
| Category 1: Site visit same day/within 1 day. Target 100% | 100% (5)       | 75%(4)         | 87.5% |
| Category 2: Site visit within 2 working days. Target 95%  | 88% (17)       | 85% (34)       | 86.5% |
| Category 3: Site visit within 10 working days Target 90%  | 98%<br>329/335 | 98%<br>343/351 | 98%   |

#### 3.6.2 Cases received and resolved and performance in undertaking initial site visits

- 3.6.3 Performance in undertaking initial site visits has generally been maintained. There has been a drop in Category 1 and 2 visits being made in time. Whilst this relates to a small number of cases (1 category 1 and 7 category 2 cases missed targets) it is a concern and is symptomatic of recent pressures in the service. All of these missed visits were subsequently visited within 2 days of the target. The majority of cases (category 3) have been visited within target times. The overall number of open cases on hand currently stands at 906. This is slightly increased from the last reporting period but remains within the service target of approximately 1000. Of particular interest is the age profile of cases with an increasing proportion of current case load being under 13 weeks old which is a long standing objective of the service.

#### 3.6.4 Outcomes of cases resolved

- 3.6.5 The number of complaints investigated that are found to either involve no breach of planning control or are minor infringements over the period sits at just over 45 %. This has gradually increased from previous reporting period and helps demonstrate the demands on the service for investigation of non or minor

infringements of planning control. A further 10% percent of cases are closed following investigation as not expedient to pursue, as the breaches identified are either minor, or informal action to regularise them has not resulted in compliance and it is not considered justified to pursue formal action. The remaining 45% of cases which have been closed involve significant breaches which have been resolved to the satisfaction of the Council through negotiations, granting planning permission or formal enforcement action.

- 3.6.6 Ward Member meetings have continued during the year. Invitations are sent out with the key cases list which continues to be sent to both ward members and parish councils with updates on priority cases within each ward.

|                                                  | Q1  | Q2  | AvTotal |
|--------------------------------------------------|-----|-----|---------|
| No Breach*                                       | 46% | 50% | 48%     |
| Resolved by negotiation                          | 28% | 26% | 27%     |
| Breach but de minimis/ not expedient             | 10% | 11% | 10.5%   |
| Planning permission/ CLU granted/ appeal allowed | 14% | 12% | 13%     |
| Enforcement /other notices complied with         | 2%  | 1%  | 1.5%    |

*\*Includes matters that are "permitted development"; where no development or material change of use is involved; matters that were time exempt from enforcement action on investigation; or where approved plans and conditions have been found to have been complied with.*

### 3.6.7 Enforcement and other notices

- 3.6.8 A total of 86 enforcement and other notices have been served during the year so far. This is a continuation of activity levels of previous years and an increase on the last reporting period. Leeds continues to take more formal action than all the other core cities by some distance reflecting the importance Members place in Leeds on the service. The following numbers of notices have been served:

|                                                      | Q1 | Q2 | Total |
|------------------------------------------------------|----|----|-------|
| Planning Contravention Notices / Section 330 notices | 23 | 24 | 47    |
| Breach of Condition Notice                           | 2  | 4  | 6     |
| Enforcement Notice                                   | 14 | 17 | 31    |
| S215 Untidy Land Notice                              | 1  | 1  | 2     |
| Temporary Stop Notice                                | 0  | 0  | 0     |
| Stop Notice                                          | 0  | 0  | 0     |

- 3.6.9 The compliance service continues to draft and issue its own notices with input from legal officers only on the more complex cases. This is continually monitored and whilst it does carry some risk, the resource savings in doing this are significant. It does however place increased pressure on case officers in progressing cases within the service and requires additional on-going training.

### 3.7 Customer complaints and Ombudsman cases

- 3.7.1 Since April 2019 the service has received a total of 84 formal complaints under the Council's Complaints procedure. The table below shows the performance in comparison with the same period last year and shows that there has been a 34% decrease in numbers received, which is a positive sign. There has been only one

complaint fully upheld and one partially upheld Stage 1 complaint, with no upheld Stage 2 complaints.

| Quarter       | Total Complaints | Stage 1 | Stage 2 | Ombudsman Cases |
|---------------|------------------|---------|---------|-----------------|
| Q1 & Q2 19-20 | 84               | 70      | 14      | 2               |
| Q1 & Q2 18-19 | 127              | 98      | 29      | 7               |

- 3.7.2 In terms of Local Government Ombudsman (LGO) complaints, there has been two new LGO cases during the last quarter. This compares favourably to the previous year, where seven were received. The first of these related to a complaint by a resident in respect of extensions, where the resident considered that the LPA had failed to correctly address the amenity issues and has also failed to take appropriate enforcement action relating to tree works. The second related to a previous LGO case for a development in Morley, where the LGO has agreed to take into account the concerns of another neighbour with regard to loss of privacy.
- 3.7.3 There has been a LGO decision for one longstanding case during the past quarter. This decision relates to a development in Morley and the Ombudsman found fault and required that the LPA liaise with the developer to ensure that appropriate measures be taken to protect the privacy of the complainant.
- 3.7.4 The service continues to review complaints and put into place service improvements to mitigate the risk of reoccurrence wherever possible.

## **4 Staffing and Resources**

- 4.1 In terms of planning application case officers, the service has been recruiting to posts vacated by officers leaving the authority (due to retirement or career progression) or achieving promotion internally. In the period, two Planners, one Principal Planner and one Local Transport Infrastructure Programme Planner were appointed following the departure of previous postholders. A turnover of caseload-holding staff has a knock on effect in terms of dealing with ongoing workloads as cases that are unresolved have to be reallocated and there is inevitably a settling-in period for new staff. Whilst the period of recruiting replacements has continued beyond September (more Planners (one temporary to cover a secondment) will be appointed, as well as a Principal Planner for Housing Growth), it is envisaged that there will be a period of stability enabling performance levels to continue to improve.
- 4.2 With regard to Compliance and Enforcement, the previously reported levels of sickness absence, which was affecting delivery of the service, have begun to reduce with phased return to work plans and ongoing measures to address absence having been put in place. However there is still some instability, with one maternity leave and also redeployment requests submitted which will require replacement recruitment to enable the ongoing high workload to be addressed.

## **5 Service improvements**

- 5.1 Tree Preservations Orders (TPO) online map

- 5.1.5 In August 2019, the service launched a new TPO online map, hosted on the Leeds City Council website. The map shows all the TPOs in Leeds and provides a direct link to the Order documentation. Previously customers would need to contact the service to obtain this information and this is a huge step forward in providing the information customers need instantly; it is also an operational service efficiency as customers are now be able to self-serve, rather than any staff intervention in the process. In the period September to October 2019, there had been over 1,700 views of the map, averaging at around 57 views per day.
- 5.1.6 It is hoped to digitise and make available other datasets in the near future, so that customers and stakeholders have the information they need more easily.
- 5.2 Plans Panel Review Recommendations
- 5.2.7 Work on other improvements including implementation of the recommendations from the Plans Panel review has continued e.g. on report writing and officer presentations, and will become evident within the next two quarters.

## **6 Challenges ahead**

### **6.1 Performance, resourcing and the budget**

- 6.1.1 The Council's challenging budget position for 2020-21 and 2021-22 has meant that services have been asked to make plans to contribute to the budget deficit; for the Development Management service the aim is to generate an extra £250k in discretionary income. This will come from pre-application enquiries and Planning Performance Agreements. However, currently this service is often under pressure to deliver within stated timescales due to the volume of work. Informal consultation with the development industry has shown, that in principle the industry will pay a higher price for pre application enquiry services, but the emphasis needs to be on the quality of that advice and delivered in a timely fashion. This is the challenge for the service going forward, to deliver a more responsive service within the constraints of the current staffing establishment, in order to meet its budget ambitions. Therefore, work is currently underway to try to find a more ways to release staffing capacity so that more senior officers have the capacity to deal with complex pre application enquires and PPAs.
- 6.1.2 The first work stream is looking at householder type applications and discharge of conditions, which have a low fee. The work involves developing a process which correlates the time and resources involved in dealing with those application types with the fee being paid. This will result in taking a more transactional approach, whilst still working positively and creatively with applicants, as required by the NPPF. This will then free up capacity of more senior planning staff who are currently undertaking this type of work who would be then able to engage more effectively on the larger more complex schemes. The challenge will be to deliver this efficient and cost effective service, whilst still supporting the residents of Leeds through the planning process, which can be complex.
- 6.1.3 As mentioned above the service is committed to the use of digital channels to allow customers and residents to be able to self-serve- this is more time efficient for customers and creates operational and cost efficiencies for the service. Further work is ongoing to see what other services and datasets can be provided to support this ambition.

- 6.1.4 It is going to be a challenging time ahead as clearly the service seeks to continue to deliver the service at the current level, whilst achieving a balanced service budget and generating the additional income required.

## **7 Corporate considerations**

### **7.1 Consultation and engagement**

- 7.1.1 This report has been provided for information and therefore no need for consultation and engagement.

### **7.2 Equality and diversity / cohesion and integration**

- 7.2.1 There are no implications for this report.

### **7.3 Council policies and the Best Council Plan**

- 7.3.1 The Council's values include being open, honest and trusted; spending money wisely; and working with all communities. The effective and expedient determination of planning applications contributes to the prosperity of the City and plays a key part in the regeneration and inclusive growth agenda.

#### Climate Emergency

- 7.3.2 There are no implications for this report.

### **7.4 Resources, procurement and value for money**

- 7.4.1 There are no specific implications arising from this report. However, measures are being taken to ensure that the service is delivered within the financial constraints.

### **7.5 Legal implications, access to information, and call-in**

- 7.5.1 There are no specific legal implications and this report does not relate to a key or major decision.

### **7.6 Risk management**

- 7.6.1 There are a number of risks associated with the decision making process which are both financial and reputational. Measures, processes and future service improvements outlined in the report seek to minimise the risk of challenge.

## **8 Conclusions**

- 8.1 Performance in terms of applications determined in time has increased in two out of the three categories compared with the same period last year and all categories remain above the thresholds for designation. Whilst there have been fewer applications being made in these two quarters in comparison with the same period last year, the number of major applications as a proportion of the overall workload, remain as it has done for a number of years, higher than the national average. This places pressures on more senior planners, who still are dealing with smaller scale applications due to the volume of those types of applications.

- 8.2 Emphasis will continue to be placed on the efficient and expeditious determination of applications through the promotion of the pre-application service; however this service too is often under pressure to deliver within stated timescales due to the volume of work and the further challenge of an additional income target going forward will require some business process reengineering of the way existing services are delivered. However, this is necessary to ensure there is continued customer confidence in the service.
- 8.3 Performance on appeals has improved significantly which is encouraging even though the number of appeals being made remains high. The resources expended on appeals can be significant both in terms of officer time and in the case of public inquires and where costs claims are made, financial. However, it is important that the service strikes a balance, maintaining design quality and safeguarding amenity, whilst at the same time making reasonable, planning based decisions.
- 8.4 The service anticipates a further challenging time ahead, particularly with the difficulties of achieving significant additional income targets. However, the direction of travel and objectives are clear in terms of transforming how we work, maintaining and improving performance levels and continuing to improve services to customers within the resources available to deliver the service.

## **9 Recommendations**

- a. Members are asked to note the report and comment as they feel appropriate and to receive a further performance report in six months' time

## Report of Chief Planning Officer

### Report to Joint Plans Panel

**Date: 14 November 2019**

**Subject: Buildings at Risk**

|                                                                                 |                              |                                        |
|---------------------------------------------------------------------------------|------------------------------|----------------------------------------|
| Are specific electoral wards affected?                                          | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If yes, name(s) of ward(s):                                                     |                              |                                        |
| Has consultation been carried out?                                              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Are there implications for equality and diversity and cohesion and integration? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Will the decision be open for call-in?                                          | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does the report contain confidential or exempt information?                     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If relevant, access to information procedure rule number:                       |                              |                                        |
| Appendix number:                                                                |                              |                                        |

## Summary

### 1. Main issues

- There are 113 Building at Risk (listed buildings at risk from neglect and disrepair) which is 4.4% of the 2,478 listed buildings in the city. Eight listed building have been removed from the register since the last report in 2018.
- The City Council owns 15 Buildings at Risk, which is a disproportionate number.
- The City Council is taking active measures to reduce the number of Buildings at Risk and there has been a net reduction in the number of Buildings at Risk since the last report in 2018 with the prospect of several listed buildings being removed from the register in the next year.

### 2. Best Council Plan Implications (click [here](#) for the latest version of the Best Council Plan)

The repair of Buildings at Risk and bringing back into use accords with the Core Strategy and has positive implications for the priorities in the Best Council Plan as detailed at 4.3 of the report

### 3. Resource Implications

- None

## **Recommendations**

- a) Note the contents of this report, in particular that work is progressing towards reducing the number of Buildings at Risk in the city.

### **1. Purpose of this report**

- 1.1 To inform Joint Plans Panel of the number of Buildings at Risk in the city and the efforts that are being made to address this issue.

### **2. Background information**

- 2.1 An annual report on Buildings at Risk has been provided to Joint Plans Panel since 2012. The number of listed buildings known to be at risk from disrepair has not significantly changed in the intervening period.
- 2.1 There is no legal requirement for owners to keep their properties in good repair or for local authorities to take action to improve the condition of Buildings at Risk, but there are various legislative provisions available, such as urgent works notices, which allow local authorities to repair listed buildings in default and recover the cost from the owner.
- 2.2 The Council uses its statutory powers in the last resort when other courses of action have failed. The Council has not served any notices since the last report in 2018.

### **3. Main issues**

#### **3.1 Buildings at Risk Register**

- 3.1.1 A Building at Risk is a listed building at risk from neglect and decay rather than alteration. There is a standard methodology for identifying listed buildings at risk which allows the Council to track changes over time and also draw comparisons with other authorities.
- 3.1.2 The 2019 Buildings at Risk Register at Appendix A (table 1) lists the 113 listed buildings known to be at risk, accounting for 4.4% of the total of listed buildings in the city. There has been a net decrease of five Building at Risk since 2018. However, the number of Buildings at Risk owned by the City Council (15) has not changed.
- 3.1.3 Buildings at Risk currently in the Register are being mapped on a web-based Geographical Information System (GIS) which will make further information available to Members and the public on each Building at Risk, including photographs and progress on repair and re-use.

#### **3.2 Priorities**

- 3.2.1 The “Big Three” refers to higher grade listed buildings (grade I and II\*) which have significant regeneration potential. They have been the focus of the Council’s regeneration efforts for over a decade. A summary of progress is provided below and it should be noted that two of the “Big Three” are currently being refurbished, due to be completed next year.

- 3.2.2 First White Cloth Hall, is one of Leeds' most important listed buildings. Since the last report, the owner, Rushbond Plc, has started work on site with a completion date in May 2020. The development is supported financially by Leeds City Council, Historic England and the National Lottery Heritage Fund.
- 3.2.3 Victoria and Hunslet Mills had been derelict for many decades and nearly demolished. Following transfer of ownership, a five year scheme of residential conversion has begun with many of the buildings in the complex already complete and occupied. Conversion of the iconic grade II\* Hunslet Mill is programmed to start in the second phase in 2020. When complete, there will be over 300 residential units on the site.
- 3.2.4 Temple Works is one of the most important industrial buildings in the country and is a grade I listed building (the highest grade). The building was sold to CEG (the developers of Kirkstall Forge) nearly three years ago who are working with the Council to find a sustainable new use and a viable repair strategy for this structurally complex building. The start of development on site is likely to be several years away.
- 3.2.5 In addition to the "Big Three" priority cases, significant progress has been made towards the refurbishment of other Buildings at Risk with regeneration potential:
- Cookridge Hospital closed as a hospital more than a decade ago and was sold to a housing developer. Two Buildings at Risk within the development site are being converted to residential use, including an elderly living scheme (Appendix A, photo1). Key to the refurbishment of the Buildings at Risk was a S106 agreement which required the conversion of the listed buildings before the housing development could be completed.
  - Highroyds Hospital (now Chevin Park) has been undergoing conversion to residential use for over a decade. The prominent administration block known as The Clock Tower was the last part of the hospital to be refurbished and has now been completed (Appendix A, photo 2).
  - Chapel Allerton Hospital (Mansion Gate) has been converted to flats following a long engagement with the Council to find a new use. Like Cookridge Hospital, the conversion of the Building at Risk was tied to the completion of the surrounding new build development in the planning permission.
- 3.2.6 The Council is also intervening in several other vacant Buildings at Risk which are causing blight to the surrounding area or attracting anti-social behaviour:
- St John's Church, Roundhay remains without an active use. Several urgent works notices have been served on the owner of the listed building, resulting in essential repairs being carried out to make the building watertight and secure. Listed building consent has been granted to adapt the church to the needs of the new congregation, but these works have yet be carried out and the listed building is at risk of further deterioration.
  - Stonebridge Mills, Stonebridge Lane, Wortley, is a large complex of listed buildings which has been derelict for many decades. Proposals have been given planning permission to provide 112 new homes, alongside an extended waterside public park and new areas of open space (appendix a, photo 3). As above, the refurbishment of the Buildings at Risk is tied to the delivery of the new-build houses.

### **3.3 Council-owned Buildings at Risk**

- 3.3.1 City Council-owned Buildings at Risk are a diverse range of buildings which can be divided into two groups: those within the 'civic estate' which the Council will retain, such as several structures with the Temple Newsam estate, and operational buildings it can dispose in accordance with asset management criteria.
- 3.3.2 Over the previous decade, great progress has been made with the reduction of Council-owned buildings at Risk through disposal of surplus Council stock which has subsequently led to their re-use and repair. The proposed disposal of Stank Hall complex and Eastmoor Reformatory to developers with positive proposals for their re-use will reduce the number of Buildings at Risk owned by the Council by the next scheduled report in 2020.
- 3.3.3 Buildings at Risk within the civic estate are more challenging given the constraints on the Council budget, but progress has been made with the allocation of nearly £6m over a three year period towards the repair of Council-owned heritage buildings. The Council has also produced a Heritage Action Plan to target its resources and agree priorities with grant bodies such as the Heritage Lottery Fund and Historic England which should improve the chances of success with bids for external funding for repair and adaptation.

## **4. Corporate considerations**

### **4.1 Consultation and engagement**

- 4.1.1 This report is presented for information and therefore there has not been the need for consultation

### **4.2 Equality and diversity / cohesion and integration**

- 4.2.1 There are no specific equality considerations arising from the report and as such it has not been necessary to prepare an Equality Impact Assessment.

### **4.3 Council policies and the Best Council Plan**

- 4.3.1 The strategy and actions are consistent with the Core Strategy which seeks to secure the retention, continued and proper maintenance of listed buildings. The repair and re-use of listed buildings will strategy and actions also have positive implications for the following priorities of the Best Council Plan:
- Tackling poverty, helping everyone benefit from the economy to their full potential.
  - making Leeds the best city for children and young people to grow up in.
  - making Leeds the best city to grow old in.
  - improving the quality of lives and growing the economy through cultural and creative activities.
  - providing homes of the right quality, type and affordability in the right places and minimising homelessness.
  - keeping people safe from harm and promoting community respect and resilience.

## Climate Emergency

- 4.3.1 The repair and re-use of listed buildings is an intrinsically sustainable form of development, minimising the use and waste of scarce resources associated with demolition and redevelopment and helping to achieve sustainable growth.

### **4.4 Resources, procurement and value for money**

- 4.4.1 There are no implications for resources. Addressing disrepair is a cost saving in the long term.

### **4.5 Legal implications, access to information, and call-in**

- 4.5.1 None

### **4.6 Risk management**

- 4.6.1 None

## **5. Conclusions**

- 5.1 The ongoing survey of the city's listed buildings has shown that the number of Buildings at Risk has decreased since the last report and accounts for 4.4% of the 2,478 listed buildings in the city.
- 5.2 The Council is actively involved with the majority of Buildings at Risk which has resulted in eight listed buildings being repaired and brought back into use since the last report in 2018. Intervention by the Council is being prioritised with a focus on the "Big Three" where significant progress has been made.
- 5.3 The number of Council-owned Buildings at Risk has largely remained the same as 2018, but disposal of several properties should show a marked reduction by the next report in 2020.

## **6. Recommendations**

- 6.1 Note the contents of this report, in particular that work is progressing towards reducing the number of Buildings at Risk in the city.

## **7. Background documents<sup>1</sup>**

- 7.1 None

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<sup>1</sup> The background documents listed in this section are available to download from the council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

## Appendix A: Table 1 Buildings at Risk Register 2019

 = New entries since the 2019 Building at Risk Register

| Address                                                                                                    | Ward                         | LCC owned | Listing Grade | Listed building number |
|------------------------------------------------------------------------------------------------------------|------------------------------|-----------|---------------|------------------------|
| Ice House at Cookridge Hall                                                                                | Adel and Wharfedale          |           | II            | 1375192                |
| Adel Reformatory                                                                                           | Adel and Wharfedale          | Y         | II            | 1393509                |
| Langley Well to east of Grove farm, Eccup Lane                                                             | Alwoodley                    |           | II            | 1119696                |
| Alwoodley Lodges, Gates and Flanking Walls, Harrogate Road                                                 | Alwoodley                    |           | II            | 1265962                |
| Thorpe Hall, Thorpe Lane                                                                                   | Ardsley and Robin Hood       |           | II*           | 1135039                |
| Black Gates House, 113 Bradford Road                                                                       | Ardsley and Robin Hood       |           | II            | 1250734                |
| Armley Park Plaque approximately 40 metres east of Fountain, Stanningley Road                              | Armley                       | Y         | II            | 1256004                |
| Armley Park Plaque Approximately 40 metres west of Fountain, Stanningley Road                              | Armley                       | Y         | II            | 1256007                |
| Redcote Canal Bridge (Bridge 224), Redcote Lane                                                            | Armley                       |           | II            | 1256165                |
| Weir and Sluice Gates at NGR 2658 3497 Approximately 450 metres North West of Burley Mills, Kirkstall Road | Armley                       |           | II            | 1375057                |
| Weir on River Aire at NGR 2655 3488, Kirkstall Road                                                        | Armley                       |           | II            | 1375059                |
| Bridge over Hol Beck, Water Lane                                                                           | Beeston and Holbeck          |           | II            | 1255738                |
| Temple Mill, Marshall Street, Holbeck                                                                      | Beeston and Holbeck          |           | I             | 1375162                |
| Gate lodge at Temple Mill, Holbeck                                                                         | Beeston and Holbeck          |           | II*           | 1375166                |
| Stank Hall Barn, Dewsbury Road                                                                             | Beeston and Holbeck          | Y         | II*           | 1375339                |
| Stank Hall, Dewsbury Road                                                                                  | Beeston and Holbeck          | Y         | II            | 1375338                |
| New Hall, Dewsbury Road                                                                                    | Beeston and Holbeck          | Y         | II            | 1375337                |
| Tower Works Engine House, Globe Road                                                                       | Beeston and Holbeck          |           | II            | 1256245                |
| Pair of Lamp Posts approx. 3 metres west of Church of St Thomas, Stanningley Road                          | Bramley and Stanningley      |           | II            | 1256016                |
| Weir and retaining walls on the River Aire, Pollard Lane, Leeds, LS4                                       | Bramley and Stanningley      |           | II            | 1375482                |
| Monument to Sarah Kidney, Beckett Street Cemetery                                                          | Burmatofts and Richmond Hill |           | II            | 1256308                |
| Mount St Mary's Church, Church Road, Richmond Hill                                                         | Burmatofts and Richmond Hill |           | II*           | 1255558                |
| Presbytery at St Mary's Convent Church, Church Road                                                        | Burmatofts and Richmond Hill |           | II            | 1255559                |
| Calverley Old Hall, 14-24 Woodhall Road                                                                    | Calverley and Farsley        |           | I             | 1265966                |
| Dovecote attached to Manston Hall Farm, Manston Lane                                                       | Cross Gates and Whinmoor     |           | II            | 1375155                |

|                                                                                                 |                          |   |     |         |
|-------------------------------------------------------------------------------------------------|--------------------------|---|-----|---------|
| Barn approximately 75m west of Farnley Hall, Hall Lane                                          | Farnley and Wortley      | Y | II  | 1256107 |
| Meter House and two cottages south west of Stonebridge Mills, Stonebridge Lane                  | Farnley and Wortley      |   | II  | 1255991 |
| The Old Mill, Engine House and Boiler House at Stonebridge Mills, Stonebridge Lane              | Farnley and Wortley      |   | II  | 1255993 |
| Row of workshops to the north of Stonebridge Mills, Stonebridge Lane                            | Farnley and Wortley      |   | II  | 1255990 |
| Row of three cottages to the north west of Stonebridge Mills, Stonebridge Lane                  | Farnley and Wortley      |   | II  | 1255986 |
| Cliff House School, Fawcett Lane                                                                | Farnley and Wortley      |   | II  | 1375460 |
| Sundial approximately 10m south of Church of St Mary, Church Lane                               | Garforth and Swillington |   | II  | 1247735 |
| Milepost at NGR 351409, Bay Horse Lane                                                          | Harewood                 |   | II  | 1268450 |
| Forge House, Home Farm                                                                          | Harewood                 |   | II  | 1226631 |
| The Old Corn Mill, Harrogate Road                                                               | Harewood                 |   | II  | 1265964 |
| Stockton Grange Farmhouse, Harewood Avenue                                                      | Harewood                 |   | II  | 1226107 |
| Sundial in the Rock Garden                                                                      | Harewood                 |   | II  | 1226233 |
| Scarcroft Lodge (Yorkshire Electricity Board), Wetherby Road                                    | Harewood                 |   | II  | 1265280 |
| Shelter at approximately SE428368                                                               | Harewood                 |   | II  | 1300603 |
| Barn at approximately 20 metres west of Rigton Farmhouse, Holme Farm Lane                       | Harewood                 |   | II  | 1357164 |
| Coachhouse at Arncliffe, 22 Shire Oak Road                                                      | Headingley and Hyde Park |   | II  | 1256048 |
| Eleanor Lupton Centre, Headingley Lane                                                          | Headingley and Hyde Park |   | II  | 1255938 |
| Mawer Memorial approximately 20 metres south west of tower of Church of St Mark, St Mark's Road | Headingley and Hyde Park |   | II  | 1256146 |
| Summerhouse at Arncliffe, 22 Shire Oak Road                                                     | Headingley and Hyde Park |   | II  | 1256046 |
| Rose Court                                                                                      | Headingley and Hyde Park |   | II  | 1256012 |
| K6 Telephone Kiosk adjacent to the Old Kings Arms Public House, The Green                       | Horsforth                |   | II  | 1240190 |
| The Tower of Woodhouse Grove School, Apperley Lane                                              | Horsforth                |   | II  | 1240194 |
| Hunslet Mill, 23 and 25 Goodman Street                                                          | Hunslet and Riverside    |   | II* | 1256253 |
| 37 and 39, Hunslet Road and 6 and 8, Sheaf Street                                               | Hunslet and Riverside    |   | II  | 1255569 |
| 41 and attached wall and railings, 41 Hunslet Road and 10 Sheaf Street                          | Hunslet and Riverside    |   | II  | 1255571 |
| 16 and 18 Crown Point Road, 35 Hunslet Road and 2 and 4 Sheaf Street                            | Hunslet and Riverside    |   | II  | 1375260 |
| Fearnville, Dib Lane                                                                            | Killingbeck and Seacroft |   | II  | 1375342 |
| 33-37 High Street, Kippax                                                                       | Kippax and Methley       |   | II  | 1237465 |
| Ledston Hall                                                                                    | Kippax and Methley       |   | I   | 1237569 |
| Gate piers on former drive, approx. 150m north of Ledston Hall                                  | Kippax and Methley       |   | II  | 1264016 |
| Ledston Luck Colliery winding house,                                                            | Kippax and Methley       |   | II  | 1237513 |

|                                                                                                                                                             |                             |   |     |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---|-----|---------|
| Barnsdale Road, Kippax                                                                                                                                      |                             |   |     |         |
| Number 1 winder at Ledston Luck Colliery with garden wall and gate                                                                                          | Kippax and Methley          |   | II  | 1264026 |
| Windmill approximately 30m west of Mill Farmhouse, Longdike Lane                                                                                            | Kippax and Methley          |   | II  | 1237402 |
| Shann Cottage and Shann House Bridleway Number 48, Station Road                                                                                             | Kippax and Methley          |   | II  | 1300125 |
| 13 and Abbey Mills, 13 Abbey Road                                                                                                                           | Kirkstall                   | Y | II  | 1256706 |
| Kirkstall Forge buildings with halve hammers, slitting mill machinery, Abbey Road                                                                           | Kirkstall                   |   | II  | 1256648 |
| Kirkstall Forge former cottages now offices, Abbey Road                                                                                                     | Kirkstall                   |   | II  | 1256649 |
| Kirkstall Forge former stables now garages, Abbey Road                                                                                                      | Kirkstall                   |   | II  | 1256650 |
| Former Majestic Cinema, City Square                                                                                                                         | Little London and Woodhouse |   | II  | 1375048 |
| First White Cloth Hall, 98-101, Kirkgate                                                                                                                    | Little London and Woodhouse |   | II* | 1375042 |
| Templar House, Lady Lane                                                                                                                                    | Little London and Woodhouse |   | II  | 1375065 |
| Memorial to Queen Victoria, Woodhouse Moor                                                                                                                  | Little London and Woodhouse | Y | II* | 1255642 |
| Gas lamp post in Bay Horse Yard, Briggate                                                                                                                   | Little London and Woodhouse |   | II  | 1255847 |
| Gas lamp post in Ship Yard, Briggate                                                                                                                        | Little London and Woodhouse |   | II  | 1255848 |
| Centenary House, North Street                                                                                                                               | Little London and Woodhouse |   | II  | 1375281 |
| Meanwood Hall, Parkside Road, Meanwood                                                                                                                      | Moortown                    |   | II  | 1375476 |
| Milestone approximately 30m north east of six arches viaduct, Elland Road                                                                                   | Morley North                |   | II  | 1135106 |
| Milestone approximately 300m north of entrance to Woodlands, Geldard Road                                                                                   | Morley North                |   | II  | 1135109 |
| Coach House to the north of Croft House                                                                                                                     | Morley South                |   | II  | 1250517 |
| Croft House, Rods Mill Lane                                                                                                                                 | Morley South                |   | II  | 1313456 |
| Church of St Mary-on-the- Hill, Troy Road                                                                                                                   | Morley South                |   | II  | 1135116 |
| Scatcherd Mausoleum, Church of St Mary-on-the- Hill, Troy Road                                                                                              | Morley South                |   | II  | 1250654 |
| Group Of 6 Raised Slabs Close To South Buttress Of Nave Of Church Of St Mary, Troy Road                                                                     | Morley South                |   | II  | 1135117 |
| Group Of 9 Raised Slabs Approximately 6 Metres South South East Of Church Of St Mary, Troy Road                                                             | Morley South                |   | II  | 1135118 |
| Group Of 3 Raised Tombs Approximately 10 Metres North Of Scatcherd Mausoleum, Troy Road                                                                     | Morley South                |   | II  | 1135119 |
| Pair Of Slabs To Martha Balmforth 1795 And Benjamin Hopperton 1785 Approximately 20 Metres East Of Corner Of North Transept Of Church Of St Mary, Troy Road | Morley South                |   | II  | 1135120 |
| Chest Tomb To Anne Lister 1735 And                                                                                                                          | Morley South                |   | II  | 1135121 |

|                                                                                                                                                                                 |                  |   |     |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---|-----|---------|
| Raised Grave Slab To William Havden<br>1699 Approximately 10 Metres North<br>West Of Corner Buttress Of Church Of St<br>Mary, Troy Road                                         |                  |   |     |         |
| Raised Slab To Elizabeth Reyner<br>Approximately 8 Metres North Of North<br>West Corner Of Scatcherd Mausoleum,<br>Troy Road                                                    | Morley South     |   | II  | 1250667 |
| Group Of 3 Chest Tombs To Elizabeth Ellis<br>1723 William Robuck 1720 And Joseph<br>Hall 1739 Approximately 20 Metres East<br>Of East Window Of Church Of St Mary,<br>Troy Road | Morley South     |   | II  | 1250717 |
| Pair Of Chest Tombs To The Asquith<br>Family C1827 And 1854 Approximately 25<br>Metres North West Of West Door Of<br>Church Of St Mary                                          | Morley South     |   | II  | 1250727 |
| Table Tomb To Sarah Jubb Approximately<br>1 Meters East Of North East Corner Of<br>Church, Troy Road                                                                            | Morley South     |   | II  | 1250728 |
| Group Of 5 Tombs Approximately 8<br>Metres East Of Canted Bay On East End<br>Of Church Of St Mary, Troy Road                                                                    | Morley South     |   | II  | 1263107 |
| Group Of 3 Raised Tomb Slabs Set<br>Between Central Buttresses To North<br>Aisle Of Church Of St Mary, Troy Road                                                                | Morley South     |   | II  | 1263112 |
| Group Of 4 Raised Slabs Set Round North<br>East Corner Of Scatcherd Mausoleum,<br>Troy Road                                                                                     | Morley South     |   | II  | 1263141 |
| 19, Crow Lane, Otley                                                                                                                                                            | Otley and Yeadon |   | II  | 1135268 |
| Pair of Cemetery Chapels at Otley<br>Cemetery, Cross Green, Otley                                                                                                               | Otley and Yeadon | Y | II  | 1250551 |
| Church of St Andrew, Haw Lane                                                                                                                                                   | Otley and Yeadon |   | II  | 1313171 |
| Clumpcliffe Gazebo, Methley Lane                                                                                                                                                | Rothwell         |   | II* | 1135669 |
| Kennels east side, south of gazebo,<br>Methley Lane                                                                                                                             | Rothwell         |   | II  | 1184432 |
| Kennels west side, south of gazebo,<br>Methley Lane                                                                                                                             | Rothwell         |   | II  | 1135670 |
| Church of St John the Evangelist, Oulton                                                                                                                                        | Rothwell         |   | II* | 1135676 |
| Barn South of Roundhay Grange                                                                                                                                                   | Roundhay         |   | II  | 1255709 |
| PARISH CHURCH OF ST JOHN, WETHERBY<br>ROAD                                                                                                                                      | Roundhay         |   | II  | 1255702 |
| Fountain, Templenewsam Park                                                                                                                                                     | Temple Newsam    | Y | II  | 1255945 |
| Little Temple, Templenewsam Park                                                                                                                                                | Temple Newsam    | Y | II* | 1255949 |
| Boundary wall to north, Templenewsam<br>Park                                                                                                                                    | Temple Newsam    | Y | II  | 1255951 |
| Bridge over Avenue Ponds,<br>Templenewsam Park                                                                                                                                  | Temple Newsam    | Y | II  | 1255912 |
| Barn and outbuildings at Park Farmhouse,<br>Park Farm, Colton                                                                                                                   | Temple Newsam    | Y | II  | 1375408 |
| Ida Convalescent Hospital, Hospital Lane,<br>Ireland Wood                                                                                                                       | Weetwood         |   | II  | 1255593 |

|                                                                                                          |          |  |     |         |
|----------------------------------------------------------------------------------------------------------|----------|--|-----|---------|
| Lodge at Cookridge Hospital, Hospital Lane                                                               | Weetwood |  | II  | 1255594 |
| Old block at Cookridge Hospital, Hospital Lane, Ireland Wood                                             | Weetwood |  | II  | 1255595 |
| Smithy to rear of number 11 The Green, Thorpe Arch                                                       | Wetherby |  | II  | 1115676 |
| Font bowl adjacent to north west buttress of tower of Church of All Saints, Church Causeway, Thorpe Arch | Wetherby |  | II  | 1116232 |
| Cartshed/granary at Hall Farm approximately 120 metres to south west of farmhouse                        | Wetherby |  | II  | 1135030 |
| 62, High Street, Clifford, LS23                                                                          | Wetherby |  | II  | 1313484 |
| Outbuildings approx. 10 metres south east of 62 High Street                                              | Wetherby |  | II  | 1135023 |
| Barn on north side of farmyard adjacent to west side of Headley Hall, Spen Common Lane, Bramham Moor     | Wetherby |  | II  | 1200561 |
| Bramham Biggin                                                                                           | Wetherby |  | II* | 1135632 |

**Table 2: Buildings at Risk removed from the Buildings at Register since 2018**

|                                                                     |                       |  |    |         |
|---------------------------------------------------------------------|-----------------------|--|----|---------|
| Potternewton Park Mansion                                           | Chapel Allerton       |  | II | 1256051 |
| High Royds Hospital, Bradford Road                                  | Guiseley and Rawdon   |  | II | 1240191 |
| Cottage opposite Gateways School, Harrogate Road                    | Harewood              |  | II | 1226351 |
| 21A Goodman Street                                                  | Hunslet and Riverside |  | II | 1256252 |
| Garden Alcove in the Garden at rear of 6, Boroughgate, Otley        | Otley and Yeadon      |  | II | 1135288 |
| Outbuildings to west of Throstle Nest Farmhouse, Weston Lane, Otley | Otley and Yeadon      |  | II | 1250559 |
| Pair of K6 Telephone Kiosks, Market Place, Otley                    | Otley and Yeadon      |  | II | 1135231 |
| Barn to south of Number 7, Oulton Lane                              | Rothwell              |  | II | 1135682 |



Photo 1: Cookridge Old Hospital is being converted to residential use.



Photo 2: The clock tower at Chevin Park, Menston, is the last part of the former hospital site to be converted.



Photo 3: Stonebridge Mills, Wortley, has received planning permission for residential conversion.

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