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The Oulton Society Newsletter

March 2016

OULTON & WOODLESFORD NEIGHBOURHOOD FORUM

The plan will contain a number of policies of which probably the most important concerns housing and green space.

We are (at last) getting near to drafting the Neighbourhood Plan for Oulton and Woodlesford. We are doing this greatly assisted by our consultant, David Gluck, an expert on Localism. We have been fortunate in getting a grant to employ David, and frankly, I don't know how we could have managed without him. The plan will contain a number of policies of which probably the most important concerns housing and green space. Once the policies have been drafted (by March we hope) they will be available for a period of informal discussion. After this they can be redrafted and then submitted to Leeds City Council for scrutiny by Leeds and an inspector. Our policies cannot go against Leeds plans nor against Government's regulations. That does mean that there are some important things, such as housing numbers, that we cannot include in our Plan (see below). Assuming our plan gets past these bureaucratic hurdles, the plan must finally be approved (or rejected) by the residents of Oulton and Woodlesford in a referendum. If all that is completed satisfactorily, our Plan will then become part of planning law and it should be difficult to overturn any of its policies.

Our Plan can however contain policies on the types of houses, their appearance and we think we can also stipulate the size of a development.

What our thoughts on housing? These have been informed by the questionnaire that was circulated last year and by Housing Market Assessment published in 2014. While the questionnaire responses clearly indicated strong opposition to further house building in Oulton and Woodlesford, that unfortunately cannot be one of our policies as it would be at variance with Leeds Site Allocations Plan which will be part of the Leeds Local Plan. Our Plan can however contain policies on the types of houses, their appearance and we think we can also stipulate the size of a development. Our Plan is therefore likely to contain the following policies:

- No single development may contain more than 40* units (houses or apartments)
- Each development must contain at least 40%* "affordable" homes
- In each development, the affordable homes must be intermingled with the other homes
- Each development must contain at least 15%* single storey units
- Housing design must be sympathetic to adjoining neighbourhoods
- House designs must have high standards of insulation and should be near to or completely carbon neutral.
- All new houses must have high speed access to the internet

* Please note these figures are likely to have to be modified after both community and local government feedback

As well as housing, the Plan will contain the following policy areas: Built Environment, Community Services and Facilities, Local Economy, Green Environment, Transport and Highways.

It is important that our Neighbourhood Plan has been drafted taking in to consideration the views of the community.

There will be a number of opportunities to comment informally on our provisional plans. You can send written comments to the Forum's Steering Committee (details will be circulated in March). There will also be a number of meetings in March to discuss specific policy areas. Details of these will be included in our March circulation and these will be open to all. On Sunday April 3rd, the draft policies will be displayed at the Oulton Institute from 11.00 a.m. to 4.00 p.m. and you can add your comments by Post - it notes (the Forum's AGM will be held at 2.00 p.m. but this does not usually take very long).

It is important that our Neighbourhood Plan has been drafted taking in to consideration the views of the community. While it is unlikely that it will please everyone, we must make sure we represent the majority, so it is not too late to get involved!

David Cove

(Chair, Oulton and Woodlesford Neighbourhood Forum)



LEEDS LOCAL DEVELOPMENT FRAMEWORK AND SITE ALLOCATIO PLAN UPDATE

Last year we reported that the Council had adopted their Core Strategy which underpins all decisions as to where development will take place and last autumn the sites which the Council wanted to develop went out for public consultation. We also reported on the serious implications for the area as a large section of Green Belt is being proposed for development which will dramatically change the character and nature of the area.

We worked closely with the Oulton & Woodlesford Neighbourhood Forum and made very strong and lengthy representation to the Council about the land under threat. In terms of housing numbers the area could be subjected to over 800 houses over the next 15 years; the bulk of these could be built from Fleet Lane across to Methley Lane and this could also include a two form entry Primary School to accommodate the increase in school numbers.

The next stage in the plan will be for the Council to publish all the representations and submit these to the Secretary of State. This will be followed by a Public Examination with an Inspector; the Society and the Forum will attend and argue the case against development on these contentious sites. After the examination the Inspector could suggest changes and modifications and eventually, probably in 2017, the plans will be approved and adopted. We will keep you informed as the process progresses.

Land to the rear of 8 Calverley Court: An application to build two detached dwellings was refused on this site as it constituted over development, poor private amenity and would have an overbearing effect on neighbouring properties. The site has approval for one dwelling and several applications have been submitted on this site since 2009 but all have been withdrawn or refused.

14 Oulton Lane: two applications to build a detached dwelling to the adjacent garden land have been refused on this site as they affected the special character of the Conservation Area, the dwelling was too large and parking was inadequate.

5 St John's Street: Approval has been granted for the conversion and extension of the existing building to a larger dwelling with associated landscaping and double garage.

2 Farrer Lane: a retrospective planning application to build a boundary wall with gates was refused as it failed to enhance or preserve the character of the Conservation Area; the Council considered the design was at odds with typical boundary treatments in the immediate area; the application was taken to an appeal but the Inspector dismissed the appeal and the wall has now been suitably altered.

6 Farrer Lane: Approval has been given for a two storey rear extension incorporating Juliet balcony, raised roof height with roof lights to front and a detached garage to rear. Amendments to increase the roof height and install dormers to the front elevation have been refused. It is understood the applicant is going to appeal this decision.

18 Farrer Lane: The Society objected to two separate applications to build a house in the garden of this property. We successfully argued this would not enhance or preserve the Conservation Area and the applications were refused. The owner has gone to appeal and we await the Inspector's decision. A further application has also submitted, similar application to those that have been refused. This has also been rejected.

39 Farrer Lane: An application to install dormer windows to the existing bungalow and another application to demolish the existing bungalow and construct a large detached dwelling on the site have both been withdrawn. We await further proposals.

41 Farrer Lane: Approval has been granted to demolish the existing bungalow and replace it with a detached property. Several amendments to the original plans have been approved.

Enforcement issues

Despite notifying the Compliance Department, there has been no action taken against planning conditions which have not been complied with at the Off Road Centre on Wakefield Road and Zoya restaurant in relation to the extractor unit and extension to the rear; there are also signs and adverts on Wakefield Road which are illegal but the Council has failed to act.

HOWGATE & FARRAR

 01132 889844
Butchers
 109 Aberford Rd.
 Woodlesford
 LS26 8LQ

COTTAGE BAKERY

 4 Willow Square, Oulton
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 Telephone 0113 282 2334

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 Carr Wood Road Ind Est.
 Glasshoughton
 Castleford
 West Yorkshire WF10 4PT
 Telephone: (01977) 668866
 Facsimile: (01977) 668855

The Home Bakery

 118, Aberford Road,
 Woodlesford, Leeds.
 LS26 8LG

Three Horse Shoes

 Leeds Road, Oulton, Leeds Tel: 0113 282 2370


Medasil Surgical Limited
 Medasil House, Hunslet Road, Leeds, LS10 1AU
 Tel | 01132433461 Web | www.medasil.com

St John's Church

Many of you will have read that the historic St John's Church suffered substantial internal and external damage after thieves stole lead from the roof in November 2014 and water flooded the fabric of the church. A group, Friends of St John's Church has been formed to raise funds towards refurbishment and the Church has now been granted lottery funding to survey the damage and fund works required to make the church safe and useable. The long term aim is to make the Church available for wider use by different community groups. If you are interested in joining the Friends of St John's Church group please contact Rev. Sarah Hancox at the Church.

Website

Although progress on building a website has been slow we hope to be up and running by the spring and we will keep members informed once the site is live!

HS2 Update

A decision on the route of HS2 into Leeds has been put back until later in the year. This is very disappointing and continues to be a major issue still hanging over the whole community; although all our local representatives have voiced their opposition to the route there has been no indication that it will be moved to protect local properties. Plans have however been released illustrating how HS2 will link into Leeds City station and these can be viewed on the HS2 Ltd website.

Wakefield Road Pedestrian Crossings

After many years of traffic surveys, negotiations and discussion, the Council has finally installed two pedestrian crossings on Wakefield Road. We raised concerns in our newsletters from 2002 to 2004 about the lack of safe crossing facilities, particularly for children and we welcome these road improvements. We will continue to liaise with the Forum and the Council to suggest further works to improve road safety and lower traffic volumes and speeds through the village.

Oulton and Woodlesford Design Statement and Oulton and Woodlesford Conservation Appraisals

Copies of these important and interesting planning documents are available to buy from members of the committee. Proceeds will go towards the cost of producing the Neighbourhood Plan. You can view the documents on the following website links and hard copies cost £5 for the Design Statement and £3 for each Conservation Appraisal.

<http://www.leeds.gov.uk/docs/Oulton%20and%20Woodlesford%20Design%20Statement%20AW%20Web.pdf>

<http://www.leeds.gov.uk/docs/oulton%20conservation%20area%20appraisal%20and%20management%20plan%20final.pdf>

<http://www.leeds.gov.uk/docs/woodlesford%20conservation%20area%20appraisal%20and%20management%20plan.pdf>

OULTON AND WOODLESFORD HERITAGE OPEN DAY

On 10-13 September, to mark the annual Heritage Open Days, thousands of events took place across the country including many interesting events across Leeds. The aim of Heritage Open Days is to open up buildings of historical, architectural and cultural interest which are often closed to the public.

As part of this national event the Oulton Society held an exhibition of photographs of Oulton and Woodlesford past and present, along with guided walks around the Oulton Conservation Area. The exhibition took place at the Oulton Institute where over 200 photographs were on display, many of which have not been exhibited before; they included photos from Humphrey Repton's Red Book (1810) which depicts Repton's original designs for the house and gardens at Oulton Hall. The guided walks took place around the village core and important and local listed buildings were all highlighted; also included was a stopover at St John's Church incorporating a talk about the history and important architectural features of this historic church. The whole event was very well attended and we thank everyone who helped in making this such a successful weekend.





ELECTIONS AND ORGANISATION

We have one vacancy on the Committee alongside the vacant Chair and Secretary. If you are interested in joining please contact us prior to or at the AGM.

Officers and Committee

| | |
|-----------|---|
| Chairman | Vacant |
| Secretary | Vacant |
| Treasurer | Mr. M. Healey |
| Committee | Mr. M Ball, Prof. D Cove, Mr. A Drewell Mr. R F Howie, Mr M. Holt, Ms. L Boot, Mrs. L.Guppy, Mr. J. Crapper |

ANNUAL SUBSCRIPTIONS

Subscriptions are now due and will be collected either at the start or at the end of the AGM. Otherwise please return your subscription to any of the committee members listed on the renewal slip. The tax rebate to the Society for the last year under the Gift Aid scheme amounted to £244.

Subscriptions:

| | |
|----------------------|----------------------------|
| Family | £10 |
| Single member | £ 5 |
| Senior Citizen | £ 3 |
| Corporate membership | £25-£50 at your discretion |

EVERY YEAR THE COMMITTEE SPENDS A GREAT DEAL OF TIME COLLECTING UNPAID SUBSCRIPTIONS. WE WOULD APPRECIATE THEM BEING PAID EARLY TO AVOID THIS ANNUAL DIFFICULTY.



Marsh Street Surgery
25a Marsh Street
Rothwell
Leeds LS26 0AG
Tel: 0113 2821571
Fax: 0113 2824720

Oulton Medical Centre
Quarry Hill
Oulton
Leeds LS26 8SZ
Tel: 0113 2822138
Fax: 0113 2887708

paulknights
hair spa
tel: 0113 2887608

OULTON SOCIETY
44th AGM

Wednesday 30th March 2016 at 7.30pm

At The Methodist Chapel Schoolroom,
Aberford Road, Oulton

Subscriptions will be collected from
7pm onwards

After the formal AGM business there will be an
open forum to discuss local issues with the
committee and Ward Councillors.

Light refreshments will then be available

CORPORATE MEMBERS

We have a strong Corporate Membership whose support and contributions are very much appreciated. If you would like to become a Corporate Member we will advertise your membership wherever possible in newsletters and at Society events. The subscription is a charitable donation and is a tax deductible expense.

NEW MEMBERS

Membership now stands at 171 but we are always keen to recruit new members; so if you know a friend, neighbour or family member who you think would like to join please encourage them to do so.

THANKS

Once again, we would like to thank everyone who has supported the Oulton Society, in particular Councillors Golton, Bruce and Nagle, Leeds City Council and the Rothwell Record. Special thanks must go to the committee for all their hard work during the last year.

Thanks also go to John Hawkridge for the printing of the newsletter.



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Fitness
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Wellbeing

Iveridge Health Club, Iveridge Hall, Wakefield Road, Oulton, LS26 8EU