

Headway

Issue #39

News on the way we're heading in & around Headingley

January 2012

Headway aims to let local residents know which way we're heading in & around Headingley. Local community associations have got together to share & circulate information – Cardigan Triangle, Far Headingley, Headingley Network, Kirkstall Valley, Moor Parks, North Hyde Park, South Headingley & Turnways. We'd be pleased if other associations joined us. Everyone is invited to send us any news that matters to Headingley. **Headway** is an initiative of Leeds HMO Lobby, the collective campaigning for local housing balance.

Here's how it works: Latest news is published on an ongoing basis on the Headingley Community website. The printed version of **Headway** comes out every quarter. Anyone is welcome to send us items for either or both of these. Anyone is welcome to be on the mailing list. Let us know if you are online, and we can deliver **Headway** by email. See back page for contact details.

A New Direction for Headingley

By way of recap for new readers, for many years, housing in Headingley has been going in the wrong direction. A hundred streets in Headingley are now dominated by second homes, bought to let as shared housing, by absent landlords. This has happened, not because the Council lacked the will, but because it lacked the powers to do anything. Accordingly, Leeds HMO Lobby has led a national campaign for new laws on shared houses (houses in multiple occupation, or HMOs). A consultation on new rules in 2009 got a huge reaction, nearly a thousand responses (three times what the government expected), and over 90% supported new controls on HMOs. In 2010, the new laws came into force nationally. But following the General Election, the Coalition Government amended the legislation, so that it would apply only locally. So, at the beginning of 2011, Leeds City Council announced its intention to introduce an Article 4

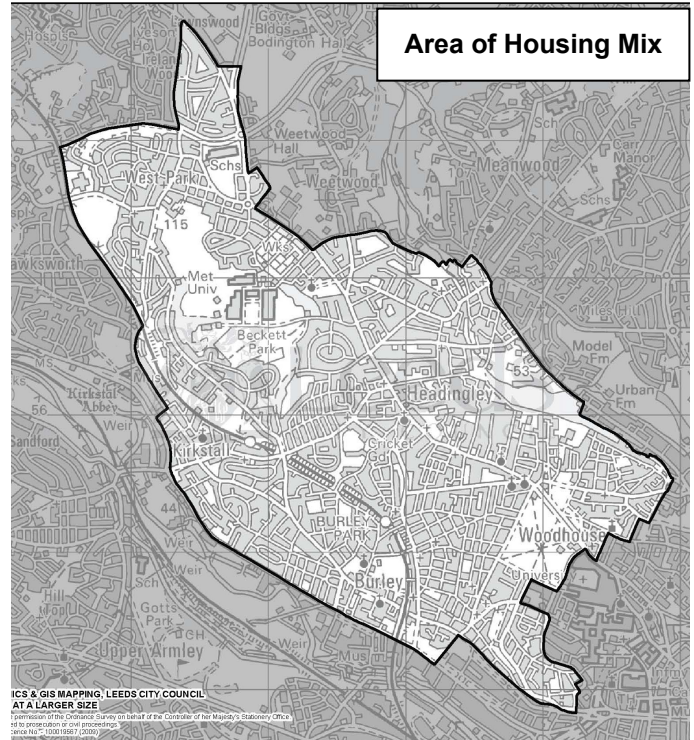
Direction, which would bring in the rules in Leeds (it had to give a year's notice, to avoid compensation claims). The Article 4 Direction will now come into force on **10 February 2012**, and bring a new direction to housing in Headingley.

- The new Direction means that anyone who wants to change the use of a family house into a HMO will now need planning permission. And a HMO is now defined as any house shared by three or more unrelated people. (Planning permission is already necessary for seven or more sharing.)

- The Direction on its own doesn't necessarily mean that the Council must refuse planning permission. But when Leeds Unitary Development Plan was revised in 2006, Leeds HMO Lobby campaigned for new policies for our area. What we got was an Area of Housing Mix, covering all the neighbourhoods in & around Headingley (see map above), where a mix of housing should be preserved. And we got Policy H15, which says, "permission will be granted [for shared housing] ... [only] where the stock of housing accommodation, including that available for family occupation, would not be unacceptably reduced." So, in our Area, the Council now has both the power and the policy to control HMOs.

- Meanwhile, the Council is also developing a city-wide policy on HMOs, as ours is not the only area threatened by too many HMOs. This new policy should be published soon for public consultation. We don't yet know the details, but it will mean that there will be a limit of the number to HMOs in any street.

Unfortunately, the new rules don't apply retrospectively: we're stuck with the HMOs we've got. But we can now prevent any more - especially if local residents remain alert, and report any new HMOs to our Community Planner, Ryan Platten (see back page for contact details).



Local Developments

A number of major developments are under way along the A660 corridor.



Headingley Office Park

Leeds City College has been developing a long-term property strategy. As part of these plans, the College proposes to relocate its education provision from the current Thomas Danby Campus on Roundhay Road, and Headingley Office Park has been identified as the preferred site. A new campus will be established within three of the five existing buildings at the Park, and about 600 students (16-18 year olds) will be in attendance on a daily basis. The buildings will be refurbished, and access will be from Headingley Lane (for pedestrians) and Victoria Road (vehicles). Local residents are concerned about the speed of the proposals (the College wants to move in by September), the addition of more students to the area, the impact of increased traffic, and the parking implications.

South Headingley Community Association

Leeds Girls High School Site

In July the Planning Inspector turned down several of the appeals made by the Morley House Trust for developing the School site. He had three major concerns – over the proposed 4-5 storey apartment block in the south west corner of the site; over the loss of views to Rose Court as a result of planned developments in front of the building; and over the proposed replacement for the library block extension to the main school building. He was also unhappy about the plan to improve the western access road on the site because of the potential damage to trees and their root systems. Last month the Trust's agents consulted on new plans intended to meet these concerns. They proposed to replace the apartment block with smaller town houses; offered a number of ways of changing the development in front of Rose Court to open up the views; suggested various changes to the plans for replacing the library block with a new building; and came up with several options for access to the west of the site. The Trust will now consider the responses to this consultation before coming forward with a revised planning application in the New Year. This will itself be subject to consultation so there will be a further opportunity for all of us to make our views known about how best to develop this important and sensitive site.

Pam Bone, Leeds Girls' High School Action Group

Tetley Hall

Plans have been submitted at Tetley Hall on Moor Road in Far Headingley for the construction of a four-storey Care Home (on the site of the former hall of residence), the construction of three blocks of flats and thirteen town houses on garden land, and the conversion of the former stable block to a detached house. Local residents are concerned about many issues. The development has too high a proportion of flats in an area needing more family accommodation. It proposes limited playspace surrounded by access roads and vehicle bays. It fails to protect sufficient existing garden land and degrades the setting of the existing Victorian villas. The application is contrary to the Far Headingley Conservation Area Appraisal 2008, and also to the Far Headingley Neighbourhood Design Statement 2005. The provision of 100 car parking spaces and new roads is also unacceptable without a properly considered parking policy for the area. There should be minimum on-site parking combined with a road safety scheme on Moor Road, allowing for maximum kerbside parking, increased pavement widths, and cycle lanes.

Far Headingley Village Society

University Developments

At either end of the A660 corridor, the University is proposing new development of two of its sites.

- At St Mark's Residence, on St Mark's Street in Woodhouse, the demolition of the existing student accommodation and erection of new student accommodation, with 526 student bed spaces.

- At Bodington Hall, on Otley Road, an outline application for residential development, including access and demolition of existing buildings.

In accordance with its Housing Strategy, the University has undertaken that no replacement accommodation for students will be within the Area of Housing Mix.

Headingley Hunted

The student 'house hunting' season officially begins on 14 January. Unipol Student Homes reports that there is currently a surplus of student accommodation in Leeds, in 2012 it is likely to be approximately 3,800 bed spaces. They also note that 12,600 students are housed directly by their institutions, and 30,450 are housed in the private sector (some in purpose-build, most in HMOs).

Unipol Student Homes

Looking forward to a 'fruitful' New Year

Headingley Community Orchard's newest site – the Remembrance Orchard (by the St Chad's war memorial) is now well under way. We have planted most of the young trees – apples, pears, cherries, plums and a mulberry – and also hundreds of bulbs which will give a lovely show in the Spring. In January we will plant the remaining trees and also a beech hedge to run alongside the access road. We will be on site from **10.00-12.30 on Sunday, 15 January** if anyone would like to come and give us a hand. We are very pleased that Wade's Charity, who own the site, have generously given us a grant to help pay for an information board for the site and some seating. We hope to have these in place in time for the formal opening of the new orchard which will take place on 22nd April. Further details of this event will follow nearer the time. Many thanks to all those who have supported us financially or who have given up their time to come and help with the work parties and to members of Far Headingley Village Society who have done fantastic work on the herbaceous border. For information on Headingley Community Orchard, email Janie Percy-Smith at JaniePS@aol.com



Headingley in Bloom

In November the five committee members of Headingley in Bloom joined gardeners from all over Leeds at the Civic Hall for the celebration of the Leeds in Bloom awards. Although Headingley was a non-competitive group this year, we were commended for taking on one of the "most challenging" areas due to the lack of green space and the incredibly busy location. It was an inspiring evening to see the cumulative effect of so many local groups of residents across the city producing beautiful displays and enhancing the environment of Leeds for everyone. Even in these tough economic times when funding has all but dried up, the Leeds in Bloom teams have continued to produce magnificent displays. Our main beds on Otley Road have been a bit squashed by the building work going on behind, but the outcome is a lovely stone wall backdrop for the flowerbeds. After a recovery spell they should look better than ever. We have replanted the tubs outside Doveners on North Lane with seasonal miniature conifers, variegated ivy and viola, which should survive the winter season.



Brenda Frater, Headingley in Bloom

Headingley Development Trust

The HDT Annual General meeting will take place on Tuesday, 6 March, at 7.30pm at Headingley Enterprise & Arts Centre (HEART). All members of HDT (as well as potential members) are welcome to attend, so make sure you put the date in your diary. We aren't having a speaker this year, but have plans to make it an entertaining evening where members are able to hear about how HEART has performed in its first year of trading, and also to suggest new projects for HDT.

Woodhouse Ridge Action Group

WRAG will be having Action Days on Sundays of 29 January, 26 February and 25 March, meeting at 10am and working on until about 2pm, with breaks for refreshments and barbecue lunch. New volunteers especially welcome, tasks to suit your abilities - training given. Tasks will include path maintenance, litter picking, and shrub/small tree management. Further details can be found at www.woodhouseridge.org.uk or contact the secretary, Nigel Lees on 275 5932.

Property Registration Initiative

Immobilise is the world's largest free register of possession ownership details - basically, your things!



It can be used by members of the public to register their valued possessions. This is then linked to the National Mobile Property Register (NMPR), and this online checking service is used by all UK Police forces to trace owners of lost and stolen property. As a direct result of Immobilise, there are over 250 cases a week where property is returned. West Yorkshire Police will be contacting local community groups about Immobilise in the new year.

Inspector Ian O'Brien, West Yorkshire Police

Far Headingley NDS

Work continues of the Far Headingley, Weetwood & West Park Neighbourhood Design Statement. There are plans for a public exhibition in February or March.

Far Headingley Village Society

Neighbourhood News

Farmers' Market is at 9.00-12.30 on the second Saturday of each month, 14 January, 11 February and 10 March, in the Rose Garden, North Lane (opposite the old Community Centre).



Organic vegetables, smoothies, cheese, bread, free-range eggs, baked goods, jams, honey, fish, meat (farm reared and organic). Locally produced food direct from local producers. Over 20 stalls providing a rich variety of foods in season. Guest stalls every month.

Headingley Community Orchard planting, 10.00-12.30 on Sunday, 15 January, at Remembrance Orchard, by St Chad's war memorial

Café Scientifique ● Monday 16 January, Prof. W. Gilks (University of Leeds), *DNA: What it is and what we can do with it?*

● Monday 6 February, Dr. Janine Lamb (University of Manchester), *Genes and autism spectrum condition*

● Friday 9 March, Dr Peter Wilmshurst (University of Keele), *The effects of the libel laws on science* [please note, this meeting is, unusually, on a **Friday** night]. All 7.45-9.30pm, at New Headingley Club, 56 St. Michael's Road, admission £2. Hosted by HDT. For details/mailling list, contact ann.clarke17@yahoo.co.uk

Weetwood RA Café Philosophique

● 19 January, Rory McTurk, *History – or stories?*

● 16 February, Jacob Dunningham, *Making use of Uncertainty*

● 15 March, Martin Winbolt-Lewis, *Where does it HURT?*

Meetings take place from 7.30pm on Thursdays, in the Sports Pavilion on Richmond House School's Playing Fields, accessed from Glen Road; discussion follows presentation of about 45 minutes. Attendees are requested to contribute £3 towards the room hire and refreshments.

Woodhouse Ridge Action Group Action Days, 10am until 2pm, on Sundays, 29 January, 26 February and 25 March, with breaks for refreshments and barbecue lunch. Contact Nigel Lees on 275 5932.

Leeds City Council Article 4 Direction comes into force, 10 February 2012

Little Woodhouse Community Association AGM, at 6.30-9pm, on Wed, 15 February 2012, at Swarthmore, 6.30 light refreshment, 7pm AGM.

Inner NW Area Committee Meeting open to the public, at 7pm, on Thursday, 23 February November at City of Leeds High School.

Headingley Development Trust Annual General meeting 7.30pm on Tuesday, 6 March, at HEART

Planning Applications New planning applications in the area are circulated by the Community Planning Officer on the Activists eMail List.

Planning Problems? Write to Ryan! For advice, contact Ryan Platten, Community Planning Officer, 247 8027 or ryan.platten@leeds.gov.uk

Buying or Selling in Headingley? To find a family buyer, go to *HeadingleyHomes*. Ring Manning Stainton in Headingley on 274 8646.

Contact **Headway** by email at hmoobby@hotmail.com. To join your local association, for Headingley Network (central Headingley) contact Lesley Jeffries (tel: 274 1011), for South Headingley contact Sue Buckle (tel: 278 2296), for North Hyde Park contact Tony Green (tel: 275 1352), for Far Headingley contact Donald Hood (tel: 275 5575), for Kirkstall contact John Liversedge (tel: 278 5987), for Moor Parks contact Kate Henshall (tel: 274 1550), for Cardigan Triangle contact Dagmar Schiek (tel: 230 7661), for Turnways contact Lee Davidson (turnways@headingley.org).

Keep up-to-date by checking the Headingley Community website at www.headingley.org. Anyone can post content on the website once they have registered and got a password. Internet access is provided free at Headingley Library, where help is available if needed.

Headway is also available online at www.headingley.org/headway

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