



**Adel Neighbourhood Forum**  
Giving You a Voice

## **Adel Neighbourhood Forum**

### **Report for the 2020 Annual General Meeting**

Like everyone else in 2020 the Neighbourhood Forum has had to adapt to the health crisis and that includes handling the AGM in a very different way this year. Even as lockdown was eased over the summer period we did not feel it would be safe to schedule a large gathering and, while videoconferencing has been used by many to stay in touch with family and friends, not everyone has the capability to use such technology. Accordingly, we decided that this year the AGM would not take place but that we would provide a brief update on what has been happening in the Forum in this report, essentially covering what we would have presented if things had been normal.

This approach obviously does not allow immediate interaction but our contact address is given at the end of this report and we will respond to any questions or concerns that anyone raises.

The report is being distributed by email by our local councillors, Barry and Caroline Anderson, and is available to download from the Adel Neighbourhood Forum website but please pass a copy on to anyone else who lives or works in Adel who may not have received it, so that it goes to as many residents as possible.

### **Recent activities**

It has been largely business as usual for the Steering Group since the last AGM (other than meetings being held by Zoom of course). The list below shows some of the main things we have been working on over this period.

## Planning Applications

We review planning applications for the Adel area to see if they have implications for the wider community and, if they do, we consider making comments on behalf of the Neighbourhood Forum. The ones we do comment on are mainly larger applications (for multiple properties), those in sensitive areas (such as the Adel Conservation Area) and applications which we believe may set an undesirable precedent for future development. The applications that the Steering Group has considered in the past year include:

### *Barratt David Wilson Homes application for reserved matters consent on the site north of the Centurion Fields development*

Since the last AGM a lot of work has gone into fighting the developer's plans for this site which wraps around Adel Willows on the field to the north of the Centurion Fields site and (largely) to the west of Adel Beck. Outline planning consent was granted on the site in November 2017 and while we continue to believe that land such as this should not be developed until brownfield options (which do not involve concreting over open fields) have been exhausted, we had to accept that this field would be developed.

Our focus has therefore been on trying to influence the developer and the council planners to build high quality homes which reflect our view of Adel with characteristics such as spaciousness and green areas. Some of the things we have been pressing for are:

- bespoke design rather than off the shelf plans which could be seen anywhere in the country;
- retaining more trees on the site;
- allowing more space around the houses to keep the area green;
- building to a higher 'eco' standard than is legally required at the moment (but which will be essential to meet future emissions reductions targets); and
- preventing any buildings being located to the east of Adel Beck (and hence impinging on the environment around Adel Church).

The developer was unwilling to put in a planning application for anything other than their standard house types with minimal land footprint so as to maximise the number of houses that could be fitted onto the site. We had hoped that the Council's planning officers would see the benefits of our arguments and press the developer harder to implement at least some of them, especially having seen examples in other cities where BDWH has built prestige sites with bespoke designs when pushed to do so. Unfortunately this did not happen and, in late summer, the planning officers recommended approval of the developer's latest plans and this was accepted by the Plans Panel.

Many of the trees that we hoped to protect were quickly removed and we are now waiting for the main construction phase to start.

### *Development of the old Adel Reformatory site*

On a much more positive note, there is at last some progress relating to this site. The old reformatory building (which is Grade 2 listed) has been empty and deteriorating for many years now but a company (Advent Developments) has now come forward with the intention of buying and developing the site, both renovating the existing buildings and building new housing on other land around the site. Advent have so far shown themselves to be willing to interact with the local community, holding a public consultation on their initial plans and also having a conference call with members of the Forum Steering Group to discuss their plans.

We sent in a formal response to the public consultation exercise and look forward to commenting on the detailed planning application when that is submitted. At this stage, we are supportive of the general principle of developing the site (as we want to see the reformatory buildings maintained) and the high level designs which have been shared so far.

### *Headingley Golf Club*

The club submitted a planning application to develop their facilities near the club house on Back Church Lane. The Forum was supportive of the final plans but very concerned about the impact on the area of large volumes of HGV traffic that will be required during the construction phase. These concerns were documented to the planning department in our response to the application.

On 20 November 2020 full planning permission was granted for the development. The Planning Officer's Report stated that 'With regard to impacts on the wider highway network, it is not considered that these will be significant or unacceptable.'. No explanation for this assessment was given and our view remains that the importation of 120,000 tonnes of material along Church Lane and Back Church Lane is likely to have a significant impact (in terms of safety, noise and environment) on local residents and to date no information has been provided to show otherwise or explain how any impacts will be mitigated.

### *Manor Farm*

Planning consent was granted in April 2020 for demolition of some existing buildings at Manor Farm (to the west of Otley Road just north of the built up area) and replacement with a new care home and 6 bungalows. The Forum broadly supported this application (being redevelopment of an existing site and providing a useful facility) and building work has recently started.

### *Coop*

A planning application was submitted for redevelopment of the Coop store on Otley Road, which was also broadly supported by the Forum, although with concerns about the loss of the store (particularly the post office) during the

redevelopment. This application has now been superseded by new plans which have minor alterations by the boundary with the adjacent properties on Otley Road and these plans have very recently received planning consent.

### *Land south of the Dunstarns*

The Leeds Site Allocation Plan removed some land south of the Dunstarns from the Greenbelt and allocated it for housing. That decision had to be reversed following a High Court judgement about the basis on which the decision was made and we are now waiting to see what the Council's next move will be.

### *Retail units on Otley Road*

Several planning applications have been put forward for these units (typically for change of use and some alterations) and we are generally supportive of them (wanting to encourage a vibrant business environment). So far, little has actually happened although that isn't surprising in the current climate.

## **Preparation of the Adel Neighbourhood Plan**

Work has progressed, albeit much more slowly than we would like, on the preparation of the Adel Neighbourhood Plan. As a reminder, once completed and accepted by the local community (in a vote) the Plan will help to guide planning decisions in the area. The Plan has been in development for a long time and unfortunately that now means that some parts are out of date and need revision but we hope to have this work all complete early in 2021. After that, the Plan has to be inspected by Leeds City Council and an independent examiner and, if it passes those hurdles, it will be put to a vote of all local residents on whether to adopt it or not. We hope that, when we get to that stage, you will support it.

## **Closure of the GP surgery and pharmacy on Long Causeway**

As many of you will know, the GP surgery on Long Causeway (part of the Alwoodley Medical Practice) is scheduled to close in March 2021 with all services provided from the main surgery in Moortown. We regret this decision which will have a big adverse impact on local residents who are registered with the practice and who aren't easily able to travel to the main surgery. Despite local objections the practice were given approval to close the Adel surgery.

The closure will leave Adel without any GP surgery within the neighbourhood boundary, although there are facilities just outside our area and also in Headingley which does have reasonable public transport links. We have considered whether there is anything the Forum can do to encourage the provision of GP services within Adel but at the moment it looks unlikely that a new practice would be interested in setting up in the area.

With the closure of the surgery the landlord has put the building onto the market which unfortunately means that the pharmacy which also occupies the building is at

risk of closure as well. The pharmacy is a separate business and we hope that it will be able to continue to operate (possibly after a short interval) despite this setback.

## **Local businesses**

It has been a very difficult year for many local businesses, particularly those which deal directly with the public and which have had to contend throughout 2020 with changing regulations on whether they can open, how to operate safely, etc. We would like to acknowledge the work of John Hartley, a member of the Forum's Steering Group, in putting together regular updates showing which retail businesses are trading and their opening times. This has provided a service to residents to let them know what is happening and has also hopefully helped the businesses by encouraging people to use them. Thanks are also due to our local councillors, Barry and Caroline Anderson, who have distributed the information via their regular email updates.

## **What comes next?**

### **Completion of the Adel Neighbourhood Plan**

As noted above we hope to complete the Plan early in 2021 and then have it reviewed by the Council and an external examiner. Assuming no major concerns are raised by those reviews it will then be voted on by local residents and hopefully approved.

### **Planning application for Adel Reformatory site**

We expect a full planning application to be submitted for the site by Advent Developments in the coming weeks and we will scrutinise it carefully before sending in our comments on this very important site.

### **Other planning matters**

The Forum is invited to comment on all planning applications in the local area and we will continue to review all those submitted in the coming year. Most applications only affect the immediate neighbours of a property and, as a general principle, the Forum does not comment on those unless there is an issue of wider significance. Any larger scale developments which have a wider effect will clearly get our attention.

## **Merger with Adel Association**

The Adel Association and the Adel Neighbourhood Forum have co-existed now for several years with the Forum concentrating on planning matters and the Association focusing on other matters of interest within the area. The boundary between the two groups has always been somewhat vague though and it seemed better to have a single group representing the local area. Accordingly the Adel Association has agreed to merge with the Neighbourhood Forum and form a single body going forward.

## **Finance**

The 2019 Accounts, Notes to the Accounts and Treasurer's Report are appended to this document. In 2019 we ran two very successful events (a Burns Night supper and a wine tasting evening) and together with donations made at the last AGM these formed our main income for the year. As our treasurer, Graham Bond, points out, this year will be very different with no opportunity to run large scale social events or meetings and although we have tried to minimise any expenditure we anticipate our income being reduced to a greater extent. It should also be noted in relation to the accounts that our current balance includes £3,000 of grant money which is ring-fenced for expenditure on the Neighbourhood Plan and cannot be used for any other purpose, so the funds we have available for general expenditure are only about a third of the current balance.

If you feel you can support us with a donation it would be much appreciated. Please contact us via the email address below and we will let you know how you can make your donation safely.

## **Contact us**

If you would like to ask us about anything in this document, or anything else as long as it's relevant to Adel, then please email us using the address below and we'll respond to you.

The work of the Forum is guided by the Steering Group and we meet a few times a year to discuss relevant matters. If you would like to volunteer to join the Steering Group or help in any other way then again please get in touch as more members are always welcome.

Get in touch via [anf.chair@gmail.com](mailto:anf.chair@gmail.com)

Website: [adelneighbourhoodforum.co.uk](http://adelneighbourhoodforum.co.uk)

## **And finally**

We would like to thank all members of the Forum Steering Group who have contributed their time and ideas since the last AGM. In particular we'd like to thank Graham Bond for managing our finances so well, John Hartley for maintaining a relationship with local businesses and (last but definitely not least) our local councillors, Barry and Caroline Anderson, who do so much to support the local community, including giving their time to the Forum and helping us to publicise our work to Adel residents.

Jeremy Emmott and Clive Hudson

Co-chairs, Adel Neighbourhood Forum



# **ADEL NEIGHBOURHOOD FORUM**

## **CALENDAR 2019 ACCOUNTS**

### **HON. TREASURER'S REPORT**

Financially, 2019 was a good year for the Adel NF, mainly because of two successful fund-raising events, the Burns Night Dinner and the Wine Bluff evening. Good times were had and a combined total of £1,355.72 was raised.

Donations by residents at £478.81 were up on that of 2018, including £174.00 of additional funds received from the Adel Association.

On the payments side, costs out of the General Fund were similar in total to that of the previous year. Funds were also spent from the two donations of the local Adel Co-Op Food store.

More detail on these financial matters is given in the Notes to the Accounts, which is the first time we have considered such a page as a necessary and useful addition to the Accounts.

Going forward, into 2020, with the COVID lockdowns and restrictions, the Forum has not been able to hold any further fund-raising events and donations by residents have similarly come to a stop.

This unfortunate situation is likely to continue well into 2021 and consequently the Adel NF tries to conserve funds so as to be able to meet its on-going running costs and at times, to be able to seek external advice on certain aspects of projects that are proposed in the Adel area.

So as to help the Adel Neighbourhood Forum maintain this level activity over 2020 and into 2021, you may wish to make a donation to the Adel NF. If so, please contact us using the email address above and we can either provide the banking details for the Forum or give details of how to get a cheque or cash donation to the Forum.

Graham Bond

Hon. Treasurer

12 October 2020

## ADEL NEIGHBOURHOOD FORUM - CALENDAR 2019 ACCOUNTS

### Receipts and Payments Accounts

(gb issued, June 2020)

<b>2018</b>	<b>Receipts</b>	<b>2019</b>
£.p.		£.p.
0.00	Groundwork UK - grants (note 1)	0.00
4000.00	Leeds City Council - grant, Adel NF plan (note 2)	0.00
100.00	Leeds City Council - grant, Adel NF public forum	0.00
500.00	Co-Op, Donations, neighbourhood specific (note 3)	0.00
281.03	General Fund, donations (note 4)	478.81
	General Fund, fund-raising events	
	Burns Night	584.00
	Wine Bluff evening	771.75
<u>0.00</u>		<u>1834.56</u>
<u>4881.03</u>	<b>Total Receipts</b>	<u>1834.56</u>
<b>2018</b>	<b>Payments</b>	<b>2019</b>
0.00	Groundwork UK grant, expenditure on developing the Plan	0.00
1000.00	Developing Adel NF plan, consultancy (LCC grant money)	0.00
<u>0.00</u>	Co-Op, Adel fund, expenditure (note 3)	<u>500.00</u>
<u>1000.00</u>		<u>500.00</u>
	General Fund	
86.41	Holding public forums	0.00
95.00	AGM, leaflets, room hire, printing costs	237.50
0.00	Adel business brochure	121.49
77.82	Land search costs	0.00
280.00	Public liability insurance, premium renewals	140.00
27.99	Adel NF, domain renewal	0.00
<u>567.22</u>		<u>498.99</u>
<u>1567.22</u>	<b>Total Payments</b>	<u>998.99</u>
<u>3313.81</u>	<b>Excess, All Receipts over All Payments</b>	<u>835.57</u>

Graham Bond, Hon Treasurer

Reviewed by: John Campbell

## ADEL NEIGHBOURHOOD FORUM - CALENDAR 2019 ACCOUNTS

### Balance Sheet, at 31st December 2019

gb issued June 2020

2018		2019
£.p.		£.p.
359.90	Opening Cash Book, NatWest acct, 1 Jan 2019	3,673.71
0.00	Opening, Cash-in-hand	0.00
3,313.81	Add: Excess, Gen Fund, Receipts over Payments	1,335.57
<u>0.00</u>	Less: Co-Op fund, net payments (note 3)	<u>-500.00</u>
<u>3,313.81</u>		835.57
<u>3,673.71</u>		<u>4,509.28</u>
Analysed as:		
3,673.71	Closing Cash Book balance, NatWest acct, 31 Dec 2019	4,461.60
<u>0.00</u>	Closing, Cash-in-hand, 31 Dec 2019	<u>47.68</u>
<u>3,673.71</u>		<u>4,509.28</u>
<b>Made Up of:</b>		
0.00	Groundwork UK grant, balance remaining (note1)	0.00
4,000.00	Leeds City Council grant, Adel NF plan, opening	3,000.00
<u>-1,000.00</u>	less, spent	<u>0.00</u>
<u>3,000.00</u>		3,000.00
100.00	Leeds City Council small grant, public forum meet	13.59
<u>-86.41</u>	less, spent	<u>0.00</u>
<u>13.59</u>		13.59
500.00	Co-Op, Adel NF, 2 funds of £250 each, opening	500.00
<u>0.00</u>	less, spent	<u>-500.00</u>
<u>500.00</u>		0.00
359.90	General Fund Opening balance	160.12
<u>-199.78</u>	add: 2019 Excess, Rev over Exp	<u>1,335.57</u>
<u>160.12</u>		1,495.69
<u>3,673.71</u>		<u>4,509.28</u>

Graham Bond, Hon Treasurer

Reviewed by: John Campbell

## **ADEL NEIGHBOURHOOD FORUM - CALENDAR 2019 ACCOUNTS**

### **Notes to the 2019 Accounts, prepared by Graham Bond, Hon Treasurer**

#### **1 Groundwork UK, grants**

In 2019, no Groundwork UK grants were applied for or taken out and no monies carried forward.

(Grants in previous years have been taken out to cover the cost of preparing the Forum's draft neighbourhood plan.)

#### **2 Leeds City Council - MICE grant, Adel NF plan**

On 14 March 2018, the Forum received a grant of £4,000.00 from the Leeds City Council, under the Members Improvements in the Community and the Environment ("MICE") fund, with the sole purpose of these funds being used to help facilitate the completion of the Adel Neighbourhood Plan.

£1,000.00 was spent in 2018 on consultancy costs, for assistance provided in developing the Plan.

No monies from this Mice fund were spent in 2019.

The Forum's Co-Chairs, Clive Hudson and Jeremy Emmott, confirm that it is the Forum's declared intention to finalise the Plan, which enables the Forum to retain the balance of these funds, £3,000.00 as at 31st December 2019, for that sole purpose.

#### **3 Co-Op, Donations, and Adel Forum fund expenditure**

In 2018, two donations of £250.00 each were received from the Co-Op, via the local Co-Op Food store manager.

The first donation was to be used to promote businesses in Adel.

The second £250 was to be used for a Christmas celebration in partnership with the Adel NF.

In 2019, £250 was used in purchasing some Christmas lighting in Adel and a further £250 for helping prepare a directory of businesses in Adel, for distribution amongst businesses and residents in Adel.

John Hartley, a member of our Steering Committee, has confirmed that this expenditure is in line with what had been agreed with the Co-Op Food Adel management.

#### **4 General Fund, Donations**

In 2019, £301.31 in donations were received from residents at the Forum's AGM.

In addition, £174.00 cash was received from the Adel Association, after one of their joint fund-raising events.

Cllr. Caroline Anderson confirmed at the time, that these funds were to be absorbed into the Adel NF funds, for use by the Adel NF.