

BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE on Monday 21st May 2018

PRESENT: Councillors Phil Maude, Howard Bedford, Claire Hassell, Karen Dales, Paul Remmer, Glyn Davies and some residents of Potterton.

- 1 **APOLOGIES FOR ABSENCE:** Councillor Neil Beaumont.
- 2 **DECLARATIONS OF INTEREST:** None.
- 3 **MINUTES OF PREVIOUS MEETING:** Accepted as being a true record of the proceedings.
- 4 **PLANNING APPLICATIONS:** Note that the order of business was changed to take the Potterton Park application first and the 300 houses in Scholes last.

Application number & date	Applicant	Description	Planning Committee decision
18/02600/FU/NE 2 May 2018	Potterton Park, Potterton Estate	Change of use of stables, workshops and stores to form four houses including two storey, single storey and first floor extensions and external alterations.	<p>The committee began by noting that the Neighbourhood Plan did not include any development at Potterton. Councillor Bedford had produced a document that detailed the reasons for the Parish Council objecting to the first (withdrawn) application for converting the stables into dwellings in November 2017 and this would be revisited to form the Parish Council's objection to this application.</p> <p>There were some Potterton residents in attendance who raised a number of points relating to the application:</p> <ul style="list-style-type: none"> • The north entrance track is less than 2.5 metres wide and will not withstand the vast increase in traffic generated by the four new dwellings, as well as the HGVs that will be needed to service construction operations. The track also crosses an historic culvert that will not be able to bear heavy traffic. • The track on the plans bridging the two access roads - the access road to Potterton Hall's West and East wings and the other access road to Potterton Hall's South wing - does not exist.

			<ul style="list-style-type: none"> • The committee noted that government legislation has been introduced requiring that sewerage for any new developments cannot be by septic tank – it must be sent to a treatment works. • All the current Potterton residents (apart from the applicant) oppose the application. <p>The residents noted that Leeds City Council had previously approved an application to convert the applicant's dwelling into two houses but three had actually been built. The committee advised the residents to write to Leeds to determine if this change was actually authorised in the grant of approval or whether enforcement action was appropriate.</p> <p>Councillor Bedford Agreed to take account of the residents' points in drafting an objection response to this application on behalf of the Parish Council.</p>
18/02589/FU/NE 2 May 2018	457 Leeds Road Scholes	Single storey rear extension	The committee had no objection to this application.
18/02602/FU/NE 2 May 2018	14 Station Road	Single storey rear extension, new pitched roof above with dormer window to side forming rooms in roof space	The committee had no objection to this application.
APP/N4720/W/18/3197588 17/07293/FU 14 May 2018	16B Main Street, Barwick In Elmet	Porch to front	<p>When the committee considered the original application to build a double entrance porch, it raised no objection. But, on reading Leeds city Council's reasons for refusal,:</p> <p>"The Local Planning Authority consider that the proposed single storey porch to the front elevations is an unacceptable addition as the shape, siting, form, and detailed design would result in incongruous and visually dominant</p>

			<p>addition which fail to respect the character or appearance of the application dwelling, the wider locality and the Conservation Area and which would cause significant visual harm.”</p> <p>it resolved to submit a communication to the Planning Inspector supporting the refusal.</p>
<p>APP/N4720/W/18/3200471 17/08451/OT 30 April 2018</p>	<p>Land Off Rakehill Road, Scholes</p>	<p>Outline application for residential development of circa 300 dwellings, GP practice, pharmacy, A1 convenience store, public greenspaces, associated works, vehicular access, pedestrian/cycle and emergency vehicle link</p>	<p>Councillor Maude summarised the latest position. The Parish Council has been granted Rule 6 status, meaning that it will be formally invited to put its case to the public inquiry into the application planned for December this year. The inquiry will be co-joined with a similar application to build 300 houses in Garforth. Since the latest Leeds Site Allocation Plan is likely to be frozen before the inquiry, the Parish Council would focus on site specific issues rather than challenging Leeds City Council's Core Strategy.</p> <p>The Parish Council will invite willing residents to attend the enquiry as witnesses and will argue that no decision can be taken on judging the application until the final form of the ELOR is known. Altered traffic circulation produced by ELOR will have a significant effect on the viability of the Scholes proposal.</p> <p>The committee noted that whilst the applicant had sought to address residents' concerns by reducing the number of houses from 750 to 300, the fact that the 300 houses were all located south of Rakehill Road gave rise to suspicion that further applications filling the original PAS land area would follow and the developer should be urged to make details of these public.</p> <p>The Parish Council will restate its argument at the inquiry that inadequate visibility at the Rakehill Road/Station Road junction for the huge number</p>

			<p>of traffic movements generated by the development will be a problem.</p> <p>The Parish Council will endeavour to elicit from Leeds City Council what conditions would be applied to any approval in case it influenced the Parish Council's case.</p> <p>The recent Parish Council newsletter had stated that the Council would hold a public meeting to appraise residents of the Council's strategy and details of this would be posted on the Facebook page and Parish Council website.</p> <p>The conditions pertaining to Rule 6 status required the Parish Council to declare the basis of its case by 8th June and Councillor Maude agreed to submit a draft case to the Parish Council meeting on 4th June for approval.</p>
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5 **TIME AND DATE OF NEXT MEETING:** 6:30 pm on Monday 18th June 2018 at John Rylie Community Centre, Carrfield Road, Barwick in Elmet, LS15 4JB.