

BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE held in the John Rylie Centre at 6:30 pm on Monday 15th October 2018

PRESENT: Councillors Phil Maude (Chair), Claire Hassell, Glyn Davies, Howard Bedford, Karen Dales, Neil Beaumont, Paul Remmer, two residents and the Clerk.

- 1 **APOLOGIES FOR ABSENCE:** None.
- 2 **DECLARATIONS OF INTEREST:** None.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee meeting held on 17th September 2018 having been circulated, be approved.
- 4 **PLANNING APPLICATIONS:**

Application number & date	Applicant	Description
18/05582/FU/NE 14 September 2018	Brick Pond Farm, Potterton Lane	Removal of condition 4 (agricultural use) of previously approved planning application (12/00165/FU)
<p>Planning Committee decision The committee considered the background to this application. It had been built in 2011 on condition that it was used for agricultural purposes. Since then there have been changes of policy by the national government relaxing the restrictions on barn conversions and the architect is suggesting that the original conditions imposed can therefore now be removed. The architect has compared this property to other nearby properties noting that they have not been subject to similar conditions. The application has been made under Section 73 of the Town and Country Planning Act 1990. The applicant has now retired from farming, hence the application for conversion. It is claimed that this building is not within the sight lines of other nearby properties (a claim not supported by one of the residents attending the meeting). Reference was made to the Neighbourhood Plan which seeks to protect the rural character of Potterton – if this conversion is allowed, then other agricultural buildings in the hamlet could follow. The residents present read out four comments relating to this application. They would expect some screening should this application be allowed to proceed. An inspector had confirmed that the building was in sole agricultural use on 20th March 2013 and had advised that this was not permitted development. It was decided that the Parish Council supports Leeds City Council’s original position on the grounds that there has been no change of any substance to justify the original condition being removed and that there was no demonstrated need for new housing in this area.</p>		
18/05321/FU/NE 30 August	The Stables, Manor House Farm, Barwick Road	Two storey front extension with Juliet balcony to first floor
<p>Planning Committee decision The committee decided to raise no objection to this application.</p>		
18/05785/FU/NE 18 September 2018	330 Leeds Road	Single Storey rear extension, part first floor rear extension

Planning Committee decision

The committee decided to raise **no objection** to this application.

18/05739/FU/NE
20 September 2018

Chahal Grange Farm, York Road

Retrospective change of use of residential dwelling (use class C3) to 13-bedroom house in multiple occupation (sui generis)

Planning Committee decision

There was uncertainty regarding the purpose of this building, it was noted that there was no living room and insufficient car parking. Worked started on 1st February 2017 and finished on the same day. No new internal roads were proposed on the application. It was noted that the application does not comply with Core Strategy H6, C(iv) and C(v). Previous property developers/contractors involved with this property have ceased trading/been dissolved. Access to/from the A64 was a concern as there was no footpath on the northern side and the entrance didn't show an adequate visibility splay. It was reported that, according to newspaper reports, an owner of the property had been convicted of running a brothel in the recent past from the property. Cllr. Maude would draft a reply for consideration by the other Committee members.

5. Updates (if any) on issues previously discussed**i. 300 House Appeal by GMI**

Ward Councillors had called a meeting on 11th October which had been attended by Cllrs. Bedford, Hassell, Maude and Walsh. Cllr. Maude would send a follow up e-mail to all three Ward Councillors. The drop-in meeting was still planned for 24th November which was the same date as Scholes Christmas Fair, a table will be put up at the fair. Cllr. Remmer can get maps etc. printed and a roll-up banner would form part of the display. A meeting with the school is planned for Friday 19th October and meetings with other local groups are proposed (surgery and shop). It was noted that the Inspector appointed to consider the Site Allocations Plan had rejected the idea of Broad Locations and so Leeds City Council would have to consider whether the remaining allocated sites were sufficient to meet their housing requirement without the need to find some additional sites. The views of the Cricket Club expressed at a recent meeting of the Playing Fields Committee were reported. There were safety concerns about the 90° bend on the northern access Cllr. Maude will continue to press regarding this issue. The Parish Council deeds would be checked to see if part of Rakehill Road was considered Parish Council land. Concern was expressed regarding the Memorial Trees and the possible loss of the tree planted in memory of a former Parish Councillor.

ii. Site off Rakehill Road – no further progress.**iii. East Leeds Orbital Road (ELOR)**

A meeting had been held with officers at Leeds City Council. A draft letter of assurance was awaited from Martin Farrington (Head of City Development) and a one-page note about air quality and a one-page note about noise. Changes to the Coronation Tree junction associated with the ELOR had been proposed by LCC. The modelling system used, three different programmes which had the effect of underestimating the impact of traffic on the junction. Local people were being consulted and a meeting in Manor House on 26th October had been arranged. Cllr. Beaumont would publicise this on Social Media and on the Parish Council website.

iv. Wedding site at Bog Lane – no further progress.

- v. **Chartford Homes**
Two more car parking spaces had been agreed, Cllr. Maude would pursue this. It was established that a nearby pot hole caused by water leakage was unrelated to this development.
- vi. **Capitol Garage**
Concerns were expressed regarding car parking. It was noted that the café might be open. Further discussion was deferred to the next meeting.
- vii. **Community Infrastructure Levy (CIL)**
Cllr. Maude had corresponded with Leeds City Council's Localities Programme Manager who had contacted ward members for Killingbeck and Seacroft. Cllr Maude had been advised that his request would be sent to ward Councillors in Crossgates.
- viii. **Planning Compliance**
 - ix. Given the ongoing issues with the Site off Rakehill Road and Capitol Garage, Cllr. Maude had been trying to set up a meeting with the head of Planning Compliance. He would continue to pursue this.
 - x. **Planning Applications not notified to the Parish Council**
- xi. The Parish Council were now being notified of the outcome of all planning decisions taken by Leeds City Council. In trying to match these against the view taken by the Parish Council, it was discovered that the Parish Council were not being made aware of several Planning Applications prior to the decision being taken and therefore not afforded the opportunity to comment. Cllr. Maude would draft a query about this for consideration by Committee members prior to submission. It was decided that copies of these notifications and the spreadsheet showing cases under investigation by Planning Compliance be put onto the Parish Council website.

6. DATE OF NEXT MEETING – 19th November 2018

The meeting closed at 8:05pm