

BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE held in the John Rylie Centre at 6:30 pm on Monday 18th February 2019

PRESENT: Councillors Phil Maude (Chair), Claire Hassell, Glyn Davies, Howard Bedford, Joanne Austin, Neil Beaumont, two representatives of HS2, two residents and the Clerk.

- 1 **APOLOGIES FOR ABSENCE:** Cllrs. Karen Dales and Paul Remmer.
- 2 **DECLARATIONS OF INTEREST:** Cllr. Beaumont regarding business connections to the HS2 project.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee Meeting held on 21st January 2019 having been circulated, be approved and that the Chair sign the minutes, proposed Cllr. Hassell, seconded Cllr. Austin, all in favour.

4 PRESENTATION REGARDING HS2

Two representatives of HS2 delivered a presentation regarding phase 2b giving anticipated timescales and advising that the planning permission stage had yet to be reached. This will be granted on Royal Assent of the Bill. It is expected the Bill will be presented to parliament in 2020 and take 3 and a half years before Royal Assent is granted. Trains are unlikely to be running before 2033. The project is currently awaiting review of responses to the Environmental Statement published in the Autumn. There was a concern that there were no direct benefits to the Parish although it was noted that taking high speed traffic off local services would increase capacity on those lines. HS2 are working with Northern Powerhouse Rail to ensure that these two schemes are synergised. The working draft Environmental Statement includes noise contours and there was an obligation to mitigate noise using cuttings, honeycomb entrances to tunnels and slab track instead of ballast (mitigation in homes being a last resort). One property at Manor House Farm was listed for compulsory purchase – the HS2 representatives advised that this had to be shown as such at this stage, but compulsory purchase might not be necessary once more details became known in 2024. There were questions from Councillors and residents about rolling stock (some of which will be bi-modal), the speed of the trains on this stretch, the effect on utility provision, mineral extraction and car parking. The existing bridge over the motorway does not meet minimum HS2 clearance requirements and a new bridge will have to be constructed, initially alongside the existing bridge. It was noted that there will be a couple of funds linked to the HS2 project which Parish Councils will be able to apply to.

5 PLANNING APPLICATIONS:

Application number & date	Applicant	Description
19/00284/FU/NE 25 January 2019	21 Lyndhurst Road	Single storey extension to side and rear
<p>Planning Committee decision After careful consideration, in particular a query about whether the garage was part of the proposals, the committee decided to raise no objection to the above application..</p>		
19/00608/FU/NE 6 February 2019	7 Milton Drive	Single storey rear extension
<p>Planning Committee decision: The committee decided to raise no objection to the above application.</p>		
19/00600/FU/NE 6 February 2019	10 Arthursdale Close	Increase in Ridge height with Rooflights to side elevations, two storey extension to side and detached Garage to rear
<p>Planning Committee decision: It was noted that this application would turn a bungalow into a house and that the garage was being moved from the side to the rear. There was a concern that the atrium window would overlook the adjoining property and a suggestion that frosted glass could be used.</p>		

The committee decided to raise no objection to the above application as long as Planners are satisfied that the increase in size of the property does not exceed permitted levels.		
19/00653/FU/NE 8 February 2019	Capitol Garage, Aberford Road	Retrospective application for change of use from a mechanical garage to tea room and aquaponic centre
<p>Planning Committee decision: It was noted that there are currently no toilets for the café and there were concerns regarding drainage for the tea rooms and regarding drainage and run-off of surface water for the aquaponics centre. There were concerns that the effluent could enter the local beck less than twenty metres away. It was noted that there are a couple of inaccuracies on the application form for Planning Permission relating to vehicle parking (the applicant has suggested that it isn't relevant) and disposal of trade effluent. There is space round the back for six cars but this is not laid out as a car park. For the reasons stated, the Committee had considerable objections to this application.</p>		
13/01898/FU	12 Main Street	Modification for Big Roof Building
<p>Planning Committee decision It was noted that the number of flats had been changed to three two-bedroom flats and two studios and that the position of the wheelie bins was cited as the reason for the modification. It was hoped that the applicant could be persuaded to dedicate the front of this property as part of the public footpath. The committee decided to raise no objection to the above application.</p>		

6. Updates on issues previously discussed

i. 300 House Appeal by GMI

The Committee expressed considerable delight at the news that the Planning Inspector had dismissed the appeal by the developer against the decision of Leeds City Council (LCC) to refuse permission to build 300 properties on Scholes PAS land. It was felt that a flyer should be delivered to every property to share this news with residents. There were some concerns about whether those who do deliveries for the Parish Council (PC) would be willing to do another delivery so soon after the newsletter. The news had been communicated by the website and social media and it was therefore decided to just deliver to Scholes as this news was more relevant to those residents. Quotes had been obtained for 1200 copies and as these were below £100, it was decided to instruct the printer to go ahead and organise deliveries afterwards, a partial delivery would be better than no communication at all and copies could be left in public places if necessary. The Clerk would contact Scholes Councillors regarding availability for delivery.

ii. East Leeds Orbital Road (ELOR)

Cllr. Maude had circulated an e-mail reply from Adam Brannen (LCC Head of Regeneration). The Public Inquiry finished on Friday (15th). A working party was being formed, several residents had already put themselves forward. Cllrs. Austin and Bedford offered to be part of this. A local resident had seen three LCC workmen near to the old quarry who had advised her that residents had rejected boarding to baffle noise associated with the ELOR. This contradicts the position of the PC which has pressed for noise attenuation systems, Cllr. Maude had e-mailed Mr. Brannen about this and following consultation from colleagues from Atkins (design partner to Balfour Beatty) felt that this was a misunderstanding.

iii. Chartford Homes

Cllr. Maude had contacted Adam Ward (Planning Team Leader – North East Team) as agreed at the previous meeting and he confirmed that there was no planning objection to a new car parking space being provided as shown on the revised plan. He had circulated a further e-mail from Glen Salt of Chartford Homes which confirmed this space should be provided within the next couple of months. Ward Cllr. Robinson

would meet with members of the PC on 21st February to discuss options for car parking around the sheltered housing on Belle Vue Road.

iv. Capitol Garage

A retrospective planning application had been received (see item 5)

v. Community Infrastructure Levy (CIL)

No developments since the last meeting

vi. Parish Council response to the Core Strategy Selective Review

Cllrs Hassell, Maude and Austin had attended this as reported at the last meeting and responses to Policy SP6 (housing requirement) and Policy SP7 (housing distribution) had been sent. Cllr. Austin reported on the discussion regarding Housing Market Characteristic Areas (HMCAs) and suggestions that account should be taken of past-deliveries, percentages would be kept. She was thanked for attending the review and presenting the case. Cllr. Bedford will attend on 27th & 28th February when affordable housing will be considered. There would be a light-touch Site Allocations Process review in 2021.

7. DATE OF NEXT MEETING – 18th March 2019

The meeting closed at 9:00pm

DRAFT