

**BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE on Monday 16<sup>th</sup> July 2018**

**PRESENT:** Councillors Phil Maude, Neil Beaumont, Howard Bedford, Karen Dales, and Glyn Davies.

- 1 APOLOGIES FOR ABSENCE:** Councillors Claire Hassell and Paul Remmer
- 2 DECLARATIONS OF INTEREST:** None.
- 3 MINUTES OF PREVIOUS MEETING:** Accepted as being a true record of the proceedings.
- 4 PLANNING APPLICATIONS:**

<b>Application number &amp; date</b>	<b>Applicant</b>	<b>Description</b>	<b>Planning Committee decision</b>
18/03571/FU/NE 14 June 2018	13 Fieldhead Drive	Retrospective application for single storey rear extension	The committee had no objection to this application.
18/03657/FU/NE 20 June 2018	6 Potterton Lane	First floor side extension	The committee had no objection to the application, but recommended that its approval be conditioned to specify that the extension should be classed as ancillary to the existing house, rather than a potentially being a separate dwelling.
18/04165/LI/NE 11 July 2018	Flying Horse Farm York Road Scholes	Listed Building Application for the extension, alteration and refurbishment of Farmhouse; Demolition and alterations of barns to create two new dwellings; construction of a new detached dwelling	<p>The committee accepted that the barn conversions and new build house were necessary to make it viable to preserve the listed farmhouse but had some concerns over the layout that resulted. It felt that the bulk of the new build was too close to the farmhouse and privacy and child road safety were issues with the barn conversions.</p> <p>The committee also recommended that consideration be given to providing a right turn lane on the A64 and moving the bus stop nearer to the property entrance to render the new settlement less isolated and to improve access to public transport.</p>

			Subject to these concerns and recommendations, the committee recommended the application be granted.
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**5 To consider a response to Aberford Parish Council’s Neighbourhood Plan Regulation 14 consultation (deadline 30<sup>th</sup> July) and to Bramham’s Regulation 16 consultation (deadline was 9<sup>th</sup> July).**

The committee had no issues with the latest version of the Aberford Neighbourhood Plan, having noted that the policies relating to the proposed Parlington development had been removed.

**6 Signals at Scholes Lane End – to consider the suitability of these if the proposal for 300 houses in Scholes is allowed.**

Mr Jim Buckley, the highways expert that the PC has been considering inviting to give evidence at the public inquiry, is suggesting that introducing traffic signals to the Scholes Lane/A64 junction would statistically increase the incidence of road traffic accidents. Since some might see this view as controversial, the committee resolved that it would defer the decision to invite Mr Buckley to the inquiry until after it had met LCC Planning and discovered whether LCC had any highways objections in relation to the 300 house application.

**7 Permanent structures on the Wedding site off Bog Lane.**

It was reported that evidence of two sheds and a fire pit surrounded by decking had been erected at the weddings site. The committee therefore resolved that the Chair would draft a letter to LCC asking on what planning basis the site is being operated. Since the PC is not aware of any planning applications being raised, it assumes the basis is permitted development. If this is so, the letter will ask LCC to consider issuing an Article 4 direction to withdraw permitted development rights.

**8 To consider Planning Committee processes to ensure they are transparent and robust.**

Having reviewed the existing processes, the committee considered them adequately robust and resolved to adhere to them more carefully in future. The Chair volunteered to speak to the PC Chair about possible changes that might bring further improvements.

**9 To consider the impact on car parking spaces at Manor House due to the Chartford Homes construction site.**

With the withdrawing of the Stopping Up order following PC objections, car parking for Manor House had now become chaotic and the Chair has drafted a letter to LCC outlining the possible unlawful activities of the contractor. The letter suggests that if LCC is looking to negotiate a section 278 Agreement to enable the development to be carried out in accordance with the approved plans, the Parish Council should be consulted and be allowed to make

representations before any agreement is concluded. The committee supported sending the letter, with a copy being provided to Ward Councillor Matthew Robinson.

- 10 TIME AND DATE OF NEXT MEETING: 6:30 pm on Monday 13th August 2018 at John Rylie Community Centre, Carrfield Road, Barwick in Elmet, LS15 4JB.**