

BARWICK in ELMET & SCHOLLS PARISH COUNCIL: PLANNING COMMITTEE held in the John Rylie Centre at 6:30 pm on Monday 25th July 2019

PRESENT: Councillors Phil Maude (Chair), Claire Hassell, Glyn Davies, Graham Slater, Howard Bedford, Karen Dales and the Clerk.

- 1 **APOLOGIES FOR ABSENCE** – Cllr. Austin.
- 2 **DECLARATIONS OF INTEREST:** Cllr. Slater regarding 25 Nook Road as the property owner is a close family member.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee meeting held on 17th June 2019 having been circulated, be approved and that the Chair sign the minutes, proposed Cllr. Slater, seconded Cllr. Bedford, all in favour.
- 4 **PLANNING APPLICATIONS:**

Application number & date	Applicant	Description
19/03548/FU/NE 17 June 2019	28A Nook Road	Single storey extension to side and front with canopy to front; extension to rear at first floor
<p>Planning Committee decision It was noted that there had been an objection to this application. The Committee also noted that the property had previously been extended on at least one occasion and that this was an extension to an already large building. The Committee therefore considered whether this represented overdevelopment. Properties on Nook Road display a variety of styles and there is therefore no defined area characteristic against which this application could be compared. The Committee also considered whether there was sufficient access to the back of the property. It was decided to raise no objection to the application but to draw attention to the fact that the gap between the proposed extension and the neighbouring property was less than that the minimum stated in the Household Design Guide published by Leeds City Council.</p>		
19/02723/FU/NE 18 June 2019	2 Milton Drive	Installation of dormer window
<p>Planning Committee decision The Committee considered the revised plans. It was noted that this proposal overlooked Station Road and that at least one other property on Station Road had dormer windows similar to those proposed in the revised plans. The Committee considered whether the proposal was compliant with Neighbourhood Plan policy BE1 and decided to raise no objection to the application..</p>		
19/03912/FU/NE 3 July 2019	25 Nook Road	Two storey and first floor side extension
<p>Planning Committee decision: It was noted that this was a semi-detached property and that the adjoining property had already had a similar extension. As such the Committee decided to raise no objection to the application.</p>		
19/00882/FU - REVISED	Sheri Dene, Elmwood Lane	Demolition of existing bungalow and construction of two dwellings
<p>Planning Committee decision The Committee considered this application after being notified that revised plans had been submitted. The application was now for a semi-detached property having originally been for two detached dwellings and the car parks have been brought together. The Committee revisited its objections to the original application and felt that the revised application did not address any of the concerns expressed. There were particular concerns about the loss greenery and of a stone wall in a conservation area and there was a desire that the existing access to the site be retained. The application did not seem to specify the materials being used and there was concern that the appearance shown in the drawings was not appropriate for a property within the Conservation Area. The Committee decided to object to the application restating the objections to the original application, this decision was not unanimous.</p>		

5. Updates on issues previously discussed

i. Scholes Developments

It was noted that following the adoption of the Site Allocations Policy by Leeds City Council (LCC), this site could not be brought forward for development for the foreseeable future.

ii. Chartford Homes

Cllr. Maude only had a holding response to his communication and would seek an update.

iii. Capitol Garage

There continue to be complaints from residents expressing concern about this site. Most of these are anonymous telephone calls which restricts LCC planning enforcement team's ability to take action. The Clerk will send a redacted copy of a letter received to them and will ask them for an update on any actions being taken. It was noted that some discretion had to be maintained regarding any investigations taking place.

iv. Community Infrastructure Levy (CIL)

LCC had replied to a query whether the five-year period for deciding on projects for CIL began following the first payment or the last and had send some guidance regarding projects considered acceptable for CIL monies. It was **resolved** that Cllr. Maude submits some ideas to LCC in order to establish whether these projects would be considered acceptable, proposed Cllr. Bedford, all in favour.

v. Concerns about the Site off Rakehill Road

It was agreed that a schedule be put in place so that an update be provided ahead of each Committee meeting. It was noted LCC need evidence that this is not being used for agricultural purposes in order to pursue their investigations. Cllr. Slater agreed to make an approach to residents of Rakehill Road/The Boyle and Cllr. Bedford would contact residents of Elmwood Avenue.

vi. Update on the Core Strategy Selective Review (CSSR)

The outcome of this was expected late Autumn. The Site Allocations Plan had been adopted the previous week.

- vii. **To Consider support for bollards across Bog Lane** Cllr Dales introduced this item and said that she was aware of a meeting which had been arranged involving local farmers and LCC officers to discuss the replacement of the barrier at Bog Lane. Cllr Dales said that the cost of a replacement barrier was around £800 and that perhaps the Parish Council could consider a contribution towards this cost. It was noted that the Parish Council had not been formally notified of the meeting and Cllr Dales said that she intended to attend. It was also noted that the Planning Committee did not have powers to authorise any expenditure and so Cllr Dales would have to ask the Clerk to put an item on the agenda for the Parish Council to consider if it was still an outstanding issue following the meeting.

viii. Update on Leeds Road footpath

It was reported that the landowners had agreed to cut the hedges.

ix. Update on Leeds Road footpath Land adjacent to 146 Leeds Road

Work is now well underway, but it was noted with regret that the trees on the apple orchard adjoining the site were being felled. Cllr. Bedford had spoken to the developer and to the contractor doing the work about this.

6. **DATE OF NEXT MEETING** – 12th August 2019 – John Rylie Centre. Following a short discussion, it was agreed to keep the start time of the meeting at 6:30pm. It was noted that September's meeting will be in Barwick in Elmet Methodist Schoolroom.

The meeting closed at 8:50pm