

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE held in the John Rylie Centre at 6:30 pm on Monday 20th May 2019

PRESENT: Councillors Glyn Davies (Chair), Claire Hassell, Graham Slater, Howard Bedford, Joanne Austin, Karen Dales, one resident and the Clerk.

- 1 **APOLOGIES FOR ABSENCE:** Cllr. Phil Maude. In his absence it was agreed that Cllr. Glyn Davies Chair the meeting
- 2 **DECLARATIONS OF INTEREST:** Although not a pecuniary interest, Cllr. Dales made the Committee aware that she has family members who live on Taylor Lane or who use it to access their properties. Cllr. Bedford declared that he is now a non-executive board member of Wakefield District Housing Association and that he would notify the Committee should any applications be received in which he had a resulting interest. Cllr. Bedford also declared that he had been a customer of Potterton Grange Farm.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee meeting held on 15th April 2019 having been circulated, be approved and that the Chair sign the minutes, proposed Cllr. Bedford, seconded Cllr. Hassell.
- 4 **PLANNING APPLICATIONS:**

Application number & date	Applicant	Description
19/01744/FU/NE 17 April 2019	4 The Villas, Lynnfield Gardens	Single storey side extension to existing outbuilding
<p>Planning Committee decision Concern was expressed that this was a retrospective application but that it hadn't been notified as such, the building was completed on 19th January 2019. It was noted that there had been two previous applications in 2017 one of which had been approved (single storey side and rear link extension, alterations to garage including rear extension to form ancillary accommodation). It was felt that there was overdevelopment of the property with an increase of over 50% if the garage is included. It was noted that the proposed extension would overlook adjacent properties although this did not represent a change to the current situation. It was felt that this was overdevelopment of the site and it was decided to object along similar lines to the previous application.</p>		
19/01599/FU/NE 17 April 2019	Potterton Grange Farm, Potterton Lane	Retrospective application for detached stable block
<p>Planning Committee decision It was noted that the applicant had supplied power to the stable block and this had triggered the retrospective planning application. The committee decided to raise no objection to the above application</p>		
19/02005/FU/NE 29 April 2019	Springfield, Taylor Lane	Alterations including single storey side/rear extension to existing annexe; new vehicular access and gates to front

Planning Committee decision:

The resident addressed the Committee. He advised that several applications had been made the previous year one of which was granted allowing the applicant to turn the swimming pool into a two-bedroomed annexe. This conversation had not been carried out and the swimming pool was still there. The applicant is now seeking to add an eight-meter-wide extension to the rear of the pool. There was particular concern regarding the request for the new vehicular access and gates to the front. Taylor Lane is 563m long and of this, 260m adjoins land owned by the applicant. Taylor Lane is 2.8m wide which is narrower than that allowed under current regulations. Taylor Lane is an adopted road with no pavement and poor drainage. The need for a separate access to an annexe to an existing property was questioned. The committee queried why the existing drive into the property was not being extended instead of a new, second, road into the property. The resident suggested that the proposed new access would damage the roots of mature sycamore trees. There were concerns regarding the sight line where the proposed new access enters Taylor Lane. It was suggested that if planning permission was granted, that there should be a condition imposed that the annexe is not later sold as a separate property. There were also concerns about sewage; there is currently a septic tank which empties into open ditch. It was also noted that a small triangle of land is part of the field and not part of domestic curtilage. The resident commented that there were no site notices regarding this application and that a case officer had only been allocated two days previously. The committee instructed the Clerk to write to LCC Planning about this serious matter. It is felt that this was inappropriate development in Greenbelt land.

19/02587/FU/NE 7 May 2019	1 The Approach	Single storey rear extension
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Planning Committee decision:

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.

19/02185/FU/NE 13 May 2019	483 Leeds Road	Part two storey, part single storey side/rear extension
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Planning Committee decision

The committee decided to raise **no objection** to the above application, however concerns were expressed that the loss of car parking would lead to increased likelihood of parking on the road and verges.

5. Updates on issues previously discussed

i. Scholes Developments

It was expected that the developer would submit revised plans in the future.

ii. East Leeds Orbital Road (ELOR)

The Working Party next meets on 5th June Thorner Parish Council have been in touch asking to be involved.

iii. Chartford Homes

Three houses are now occupied.

iv. Capitol Garage

It was agreed to pursue this further with Planning Enforcement, in particular regarding discharge of sewage into the local water course.

v. Community Infrastructure Levy (CIL)

A further £13,000 had been received and a further amount is expected in October. Suggested uses of the money were discussed with concerns about the link between the two villages for those who don't have access to a car. The lack of progress regarding the verge creep over the pavement was discussed, especially as an on-site meeting had taken place a couple of years or so earlier and Leeds City Council Highways officers had promised action. Various options were considered including getting Ward Councillors involved, engagement of a local contractor, escalation to senior Highways Officers or a strongly worded letter to Leeds City Council a copy of which would be published on Social Media. Cllr. Davies agreed to walk along Leeds Road and Potterton Lane and take photographs as supporting evidence of any action taken.

vi. Concerns about the Site off Rakehill Road

This is still with Planning Enforcement.

vii. Update on the Core Strategy Selective Review

The Government Inspector had produced a report stating the proposed Main Modifications (MM) to the Core Strategy in the Core Strategy Strategic review. The changes made seemed to be mainly to satisfy climate change regulations. A six-week consultation runs from 17th May to 28th June and Leeds City Council has offered that residents can comment on the MMs. Numbers have gone up slightly and are currently at 52,000 with 2,500 in the local Housing Market Characteristic Area (HMCA). Targets start again from 2017 with the same percentage allocation as before. Previous development (such as that in Aireborough) is taken into account. It was agreed that a formal response from the Parish Council should be submitted, Cllr. Bedford would draft a reply to bring to the next Planning Committee for consideration.

viii. Outstanding decisions

The Clerk had not received a response to the e-mail sent about this the previous month and would chase.

6. DATE OF NEXT MEETING – 17th June 2019

The meeting closed at 8:25pm