**BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE held in Scholes Sports Pavilion at 6:30pm on Monday 16th December 2019**

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

1. **APOLOGIES FOR ABSENCE.** Cllrs. Austin and Dales.
2. **DECLARATIONS OF INTEREST:** None.

**3 MINUTES OF PREVIOUS MEETING:**

It was **resolved** that the minutes of the Planning Committeemeeting held on 18th November 2019 having been circulated, be approved and that the Chair sign the minutes.

**4** **PLANNING APPLICATIONS:**

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| **Application number**  **& date** | **Applicant** | **Description** |
| 19/06817/FU  19 November 2019 | Whinmoor Grange Nursery | Variation of condition 2 (approved plans) of planning approval 15/04422/LA for amendments to increase internal retail/plant sales area to 424sqm, Café and Community areas to 367sqm, erect outlet cabin and external alterations to site layout |
| It was decided to raise **no** **objection** (it was noted that this was a retrospective application). | | |
| 19/07228/FU/NE  2 December 2019 | Sheri Dene, Elmwood Lane | Demolition of existing bungalow and erection of a pair of two storey semi-detached dwellings (two new dwellings) |
| It was noted that 19/06365/COND (consent, agreement or approval required by conditions 10, 12, 14 and 19 of Planning Application 19/00882/FU) had been withdrawn. 19/07228/FU/NE being a new application made whilst the final outcome regarding 19/00882/FU was being considered. The Committee noted that the new application was the same as the previous one, however since the previous application, the Committee had learnt that a property on Main Street which shared a boundary with this site has listed building status. Discussion about the new application considered the effect on this property and the neighbouring properties on Main Street which would be affected more (as these shared the eastern boundary). The Committee noted the effects of the slope on these properties on Main Street which would lose light due to shadow of the proposed two-storey building towards the end of the day. Discussion about the new application considered the asbestos demolition survey and the design statement (with references to the Household Design Guide). Being in a conservation area, the use of reconstituted stone was desirable. The Committee decided to **object** to the application due to the adverse effect on properties on Main Street. | | |
| 19/07429/FU/NE  3 December 2019 | Red Kite Farm, Taylor Lane | Extension to existing agricultural barn |
| It was decided to raise **no** **objection** to this application. | | |
| 19/07334/FU/NE  4 December 2019 | 25 Arthursdale Grange | Part two storey and part single storey extension to side and rear; new entrance to front with canopy |
| The Committee considered the visual impact of the extension and noted that although a corner plot, it would be forward of the building line. The increase in floor space was noted. Comparisons were made with neighbouring extensions. The Committee agreed to **object** on the grounds that this was overdevelopment. | | |
| 19/07443/FU/NE  4 December 2019 | Land Off Long Lane | Agricultural storage building |
| It was decided to raise **no** **objection** to this application. | | |
| 19/07326/LI/NE  5 December 2019 | The Old Rectory, Main Street | Listed building application to carryout internal alterations |
| It was decided to raise **no** **objection** to this application. | | |
| 19/07438/FU/NE  9 December 2019 | 23 Elmwood Avenue | Single storey rear extension |
| It was decided to raise **no** **objection** to this application. | | |
| Since the last Committee meeting, the Committee had been notified of an appeal relating to 10 Arthursdale Close (APP/N4720/X/19/3235993) for Certificate of Proposed Lawful Development for rendering of Exterior. It was noted that this had been refused. | | |

1. **Updates (if any) on issues previously discussed**
   1. **Crematorium appeal hearing 12th November**

No news

* 1. **Chartford Homes**

Cllr. Maude reported that the promised car parking space had been inserted. A letter of thanks would be sent.

* 1. **Sites off Rakehill Road**

Following the public participation at the previous PC meeting, it was alleged that there was a second site on Rakehill Road being used for purposes for which a change of use would be required. The Committee considered the comments which had been made but were not persuaded that there was a breach of planning control. It was agreed however to keep the site under review.

Regarding the other site, it was noted that a request for planning permission for a new building had been withdrawn. The Committee is aware however that the Local Planning Authority are also investigating an alleged unauthorised change of use at the premises following complaints from local residents about heavy duty vehicles transporting agricultural equipment along the Boyle causing conflict with parked vehicles. It was agreed that the Chair make contact with the appropriate Ward Councillor to establish the position regarding enforcement. The Clerk would remind the Chair of previous PC responses.

* 1. **Leeds City Council consultation on their Statement of Community involvement**

Cllr. Bedford was thanked for his response on behalf of the PC. This would not be a standing agenda item until further news was received.

* 1. **Capitol Garage**

The refusal of the planning application was considered noting that the use for hydroponics had been acceptable but the use of the site for a café had been declined. The popularity of the cafe with some members of the village was noted, the play area making it attractive to parents. There had been concerns about sewage discharge but it was reported that this had been addressed by connection to that of the bungalow. There were concerns about the impact of the café on the highway due to parked vehicles and there was a concern regarding greenbelt and the impact of urban sprawl. There was a query about food hygiene. The Committee supported enforcement action being taken and would write to Leeds City Council to ask them to serve enforcement notice.

* 1. **To note the decision by Leeds City Council to grant planning permission for the construction of a stable building on land west of Taylor Lane**

It was noted that in spite of the Parish Council’s objection, permission had been granted. It was also noted that the request by the PC that a passing place be provided had not been accepted.

1. **DATE OF NEXT MEETING – 20th January 2020 in Scholes Sports Pavilion**

The meeting closed at 9:15pm

Signed

Chair

20th January 2020