

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE held at 7pm on Monday 21st September 2020 using remote access

PRESENT: Councillors Phil Maude (Chair), Joanne Austin, Howard Bedford, Karen Dales, Glyn Davies, Claire Hassell, Jacqueline Ward, David Young and the Clerk.

The Chair read out a statement outlining the procedures to be undertaken to hold a lawful and effective remote meeting.

1 APOLOGIES FOR ABSENCE. Cllr. Greenwood.

2 DECLARATIONS OF INTEREST: None.

4 MINUTES OF PREVIOUS MEETING: It was **resolved** that the minutes of the Planning Committee meeting held on 17th August 2020 having been circulated, be approved and that the Chair sign the minutes.

4 PLANNING APPLICATIONS:

Application number & date	Applicant	Description
20/04597/FU/NE 13 August 2020	6 Gascoigne Avenue	Single storey side/rear extension
It was noted that the extension was very close to the neighbour's property with a possible overbearing effect. There was uncertainty whether there would be access to the rear of the property once the extension was built. It was noted that nearby properties had also had similar work done and as such, the Committee saw no reason to oppose the proposal as stated and it was resolved that the Planning Committee raise no objection to this application.		
20/04709/FU/NE 14 August 2020	429 Leeds Road	Demolition of existing garages and construction of detached annexe to side
It was noted that this was greenbelt. Concern was expressed that the demolition of the garages would have an adverse effect on car parking. It was noted that the neighbour supported the application. There was a suggestion that the proposed annexe be moved to the edge of the plot to create more room between it and the main property. It was resolved to object to the application on the grounds that this is greenbelt land, adverse effect on access and traffic, overdevelopment of the site and that the proposed annexe would not be in keeping with the row of houses.		
20/04424/FU/NE 20 August 2020	86 Main Street, Scholes	Alterations to both garages to form habitable rooms; new first floor window to side and pedestrian access to rear

<p>It was noted that this property was in the conservation area and that the hedge at the front of the property would be removed. The Committee was concerned that the wall at the front of the property be retained in full. The property had previously been extended and there was a concern that this was overdevelopment and the effect on the street scene was considered. The effect of on parking and wheelie bin storage caused by converting a garage into habitable rooms was considered. It was resolved to object to the application on the grounds of overdevelopment and adverse effect on the street scene.</p>		
20/05514/FU/NE 11 September 2020	12 Elmete Avenue	Single storey extension to front
<p>It was noted that the property next door had also had similar work done and as such, the Committee saw no reasons oppose the proposal as stated and it was resolved that the Planning Committee raise no objection to this application.</p>		
20/05812/TR 11 September 2020	19 Schoolgate	T1 Willow - Request removal of tree as partial collapse during heavy rain or pollard to balance out the misshape or heavily cut back to promote future even growth. If removed plan to replace with a blossom tree.
<p>It was noted that the applicant offered two solutions to address the partial collapse of the tree. It was resolved that the Planning Committee raise no objection to the application on the understanding that the option of cutting back the tree be considered.</p>		
20/05584/FU/NE 15 September 2020	27 Lyndhurst Crescent	Roof alterations to front; dormer window to rear
<p>The Committee were concerned that the size of the dormer was excessive and that there would therefore be a significant increase in volume affecting the character of the property. It was noted that there was a Neighbourhood Plan policy against dormers (although this was mainly to prevent dormers to the front of properties where the street scene would be affected) and there was a concern that this was part of a bigger plan and a comment about the use of tiles. It was resolved that the Planning Committee raise no objection to the application subject to planner's satisfaction that there would not be an adverse effect on the street scene.</p>		
20/05437/FU/NE 15 September 2020	52 Flats Lane	Single storey side extension
<p>It was resolved that the Planning Committee raise no objection to the application.</p>		
20/05865/TR 16 September 2020	The Rectory, Main Street	Various trees as outlined in an associated report
<p>The Committee found it difficult to comment on this application as the report lacked clarity with conflicting information about how many trees were proposed to be felled. It was noted that these trees were within the Conversation Area and that they were significant trees. Members felt that there was insufficient justification for felling. Many of the trees in the report would be reinspected once the ivy had</p>		

been cleared. It was therefore **resolved** to **object** to the proposal as stated in the report and to request that any decision is deferred pending a further report when those trees requiring reinspection could be considered alongside those already recommended for felling.

5. UPDATES ON ISSUES PREVIOUSLY DISCUSSED

a. Capitol Garage

It was agreed that this no longer be a standing agenda item.

b. Site off Rakehill Road

The Clerk would write to Leeds City Council to establish what action was proposed to address concerns (as agreed at the August meeting).

c. East Leeds Orbital Road (ELOR)/East Leeds Extension (ELE).

A proposal to set up a Consultative Forum for the Middle and Southern Quadrants of the East Leeds Extension was considered with a recommendation that two volunteers attend. An approach would be made to Cllr. Walsh. Cllr. Hassell offered in the event that no one else was available.

d. To look at the Neighbourhood Plan and to consider commencing a review.

A meeting had taken place involving members of the Planning Committee, a resident and Leeds City Council's Neighbourhood Planning Manager. A further meeting was planned for Friday 2 October 2020 at 3.15pm. A special newsletter setting out the case for a review and asking for volunteers for a steering group was proposed which would be drafted by Cllr. Maude for distribution in mid-October (which could contain a questionnaire to find out if residents support a review). Cllr. Maude invited other members of the Committee to email him with suggestions. It was agreed that once established, the steering group would discuss reasons for having a review. It was **resolved** to recommend to the Parish Council to set a steering advisory group of councillors and residents with a budget for £2,000 for the preliminary assessment. Preliminary advice from a planning consultant regarding the scope of the work would be needed and the need to seek quotes in line with Financial Regulations was noted.

e. Revision of Parish Boundary Planning implications

As this overlaps with other agenda items, it was decided not to continue to consider this as an agenda item in its own right.

f. Concern that one of the shops in Barwick in Elmet has installed roller shutters in a conservation area

A resident had expressed concern that one of the shops in Barwick in Elmet has installed roller shutters in a conservation area. It was established that planning permission would be required for this in a conservation area. It was **resolved** to refer this to the Conservation Officer.

6. DATE OF NEXT MEETING – 19th October 2020 – by remote access unless advised otherwise. It was decided that the meetings should start at 7pm in future. Cllr. Ward advised that she would be standing down from the Planning Committee in order to join the Finance & General Purposes Committee.

The meeting closed at 9pm

Signed

Chair
19th October 2020