

BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE held at 7pm on Monday 19th October 2020 using remote access

PRESENT: Councillors Phil Maude (Chair), Joanne Austin, Howard Bedford, Karen Dales, Glyn Davies, Dan Greenwood, 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.** None.
- 2 **DECLARATIONS OF INTEREST:** Cllr. Dales made the meeting aware that the nature of her husband’s business overlaps with the proposed work for the change of use application for Valley Side Farm.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee meeting held on 21st September 2020 having been circulated, be approved and that the Chair sign the minutes.
- 4 **PLANNING APPLICATIONS:**

Application number & date	Applicant	Description
20/05587/FU/NE 18 September 2020	Little Owl Barn, Potterton Lane	Part two storey, part single storey rear extension; bi folding doors and roof lights to rear
The size of this proposed extension was noted and there was concern that it would take light from the neighbour’s property, however it was felt that this would be minimal given the that the proposal would be westward facing. 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		
20/04148/FU/NE 22 September 2020	Valley Side Farm, Rakehill Road	Retrospective Change of use of an agricultural building to form part of an agricultural and plant machinery repair and sales business
It was noted that there was another application for this site relating to another building awaiting determination and that previous applications had not used the name of Valley Side Farm. There were concerns that this was not a suitable location for a business of this nature being inappropriate development on a greenbelt site and access to the site would be from The Boyle, an unsuitable road to support the size of vehicles which the business would generate (evidenced from complaints from residents). I The Committee struggled to reconcile some of the declarations on the application form with what was proposed. The Committee did not agree with the statement that Rakehill Road was a suitable road to operate from. The application had indicated that the proposal didn’t involve the use and storage of hazardous substances and didn’t involve the use of industrial and commercial processing machinery but this was questioned. It was felt that a business of this nature would generate oil and wastewater and a holding tank would be needed, especially as there was a stream into which contamination could discharge It also said that the building couldn’t be used for cattle		

and that another barn for cattle needed to be built, the Committee didn't feel that this statement was supported by any evidence. . It was resolved to object to this application on access and traffic, risk of pollution, green belt policy and the detrimental effect on preserving community life due to traffic and breach of the Neighbourhood Plan farm diversification policy E2(ii).		
20/05873/FU/NE 28 September 2020	29 Gascoigne Road	Single storey side/rear extension
Although submitted as a side and rear extension, the plans didn't show any proposals for construction to the side. 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.		
20/06211/TR 28 September 2020	9-10 The Sycamores	Reduce 4 sycamores (T1, T2, T3 & T4) by 2m in crown circumference. The trees have grown as a group so need to be reduced as a group to keep natural form. Tree works to be BS3998 standard.
It was resolved that the Planning Committee raise no objection to the application.		
20/05991/FU/NE 29 September 2020	10 Milton Drive	Single storey rear extension
It was resolved that the Planning Committee raise no objection to the application.		
20/06121/FU/NE 5 October 2020	29 Milton Drive	Porch to front
It was resolved that the Planning Committee raise no objection to the application.		
20/06217/TR 9 October 2020	3 Leeds Road	T1 Sycamore - reduce crown by 2m full circumference. Tree works to be BS3998 standard.
It was resolved that the Planning Committee raise no objection to the application.		

5. UPDATES ON ISSUES PREVIOUSLY DISCUSSED

a. East Leeds Extension

Some Councillors had attended the Consultative Forum for the Middle and Southern Quadrants held on 9th October 2020 and a special meeting with the Planning Committee held on the 15th October 2020 . Issues discussed included the railway footpath, tree planting on Leeds Road and traffic measures. There would be a primary school near John Smeaton secondary school and a toucan crossing near Smeaton Approach. Concern was expressed that the school location was within 200 metres of a busy road. Although there is a

trend towards increased use of electric vehicles, there would still be air pollution from braking and there would be road safety issues for children walking to school. The location of the school would have an adverse effect on Leeds Road at the start and end of the school day due to parents/carers dropping off/picking up children. There was also concern that a proposed shop would result in parked vehicles on Leeds Road. . A doctor's surgery had been considered as well as the shop. Cllr. Maude agreed to take the above comments into account in drafting a Parish Council (PC) reply to the consultation. There was a query about having a footpath from the East Leeds Orbital Road (ELOR) to Scholes, this was not part of the consultation but would be an agenda item for the next PC meeting. There was some doubt as to the ownership of the highway verge at the side of the road to the footpath and at the opposite side of the road to the path and consideration was given in putting trees to screen the development from the village. Traffic management had been raised at the Consultative Forum, and figures were awaited but this was felt to be a matter relating to the ELOR.

b. Neighbourhood Plan review.

There had been an online meeting on 2nd October with Leeds City Council's Neighbourhood Plans officer. A document had been circulated by Cllr. Maude suggesting an outline for a consultation leaflet for delivery to the Parish. There was a view that this was a good starting point but that what was proposed was overloaded and that an embryonic committee be established first. It was felt that more frequent shorter communications would be more likely to be read. A four-page document with an eye-catching front cover, some unsettling content and bullet points inside was the preferred option. Cllr. Maude would circulate a draft document and circulate for comment. There were offers of help from Cllrs. Greenwood and Davies (who expressed continued surprise at some of the suggestions made by the Neighbourhood Plans officer). It was noted that a resident had recently put content from the last newsletter on Social Media to drum up support for better broadband in Scholes and that something similar could be done for the Neighbourhood Plan review

c. Action Tracker for the Planning Committee

It was noted that all actions from the last Planning Committee meeting as shown on the tracker had either been completed or discussed as part of the October meeting.

6. DATE OF NEXT MEETING – 16th November 2020 – by remote access unless advised otherwise.

The meeting closed at 8:15pm

Signed

Chair
16th November 2020