

**BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE held in Scholes Sports Pavilion at 6:30pm on Monday 17<sup>th</sup> February 2020**

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

**1 APOLOGIES FOR ABSENCE.** Cllr. Austin. It was noted that Cllr. Dales was no longer able to continue as a member of the Committee.

**2 DECLARATIONS OF INTEREST:** None.

**3 MINUTES OF PREVIOUS MEETING:**

It was **resolved** that the minutes of the Planning Committee meeting held on 20<sup>th</sup> January 2020 having been circulated, be approved and that the Chair sign the minutes. It was noted that two of the applications considered at the previous meeting (461 Leeds Road and 1 The Boyle) had been withdrawn and that the query regarding the hedge removal on Potterton Lane had been addressed, the planning reference was 19/03442/DAG and this had been approved by Leeds City Council (LCC).

**4 PLANNING APPLICATIONS:**

Application number & date	Applicant	Description
20/00835/FU	Former garage on Aberford Road	Retrospective application – Change of use of land and reception of tearoom (resubmission of 19/00653/FU Retrospective application for change of use from a mechanical garage to an aquaponics/hydroponics centre and the construction of a cafe to former petrol filling station)
<p>The proprietors of this business attended and addressed the Committee. They advised that the above description was inaccurate as they had submitted revised plans which did not include the aquaponics/hydroponics centre (which has not operated for a year). They expressed disappointment with their architect having believed that he would guide them through the planning process and apologised that planning permission had not been sought prior to works being carried out. They had now engaged the services of a planning consultant. They explained that the café had come about as a result of feedback from customers when the site was a garden centre. The shed is currently empty with no plans for its use. They felt that the café was a useful addition to the village having attracted about seventy customers that day. They felt that it had appeal for passing cyclists, for dog walkers (one section of the café being dog friendly) and attracted people from the village who would walk down (especially elderly people who would often chat over a cup of coffee for a couple of hours). Car parking was a particular concern, they showed ten spaces at the back of the café for customers and had a couple of spaces off the road to the small industrial estate for staff. They noted concerns about parking on Aberford Road and</p>		

suggested that these cars were left by customers of the industrial estate. There were also spaces for ten bicycles with locks provided. The Committee noted the car parking spaces and felt that many customers would be put off using them by the limited room to manoeuvre in and out of the spaces. The proprietors had been advised that the space for manoeuvre was adequate but were open to alternative suggestions such as three spaces in front of the former garage and suggested a rear entrance to the café. The Committee also expressed concerns about restricted sight line for vehicles existing the car park caused by those parked on Aberford Road. The proprietors advised the Committee that they would try to educate their customers not to park on the road. There was a flat within the curtilage of the site, the occupant would be at work during the day but would otherwise use one of the car parking spaces. A traffic regulation order (TRO) for the Aberford Road/Fieldhead Drive area had been considered by LCC but not progressed. It was noted that the appeal against refusal for the hydroponics centre was still ongoing. The proprietors advised that if the retrospective application for the café was successful, then this appeal would be withdrawn. They were asked about future aspirations for the site and they indicated that they were still open to the idea of a garden centre. The proprietors addressed concerns made by the Committee to a previous application regarding the mains sewer. An electric charging point had been ordered. The Committee were mindful of the effect of the café on the café in the centre of the village, the proprietors felt that their business appealed to a different demographic and suggested that only a small number of their customers would otherwise use the café in the village. The Committee agreed to defer this to the next meeting and the Clerk would seek an extension to the deadline as necessary and Committee members would familiarise themselves with the site layout. The proprietors were thanked for attending the meeting.

20/00241/FU/NE 16 January 2020	2 Maypole Cottages	Two storey extension to rear; new window to first floor side elevation
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There were concerns that the proposed extension overlooked an adjoining property but as this was already the case from the existing property, it was felt that this was not grounds for objection and it was noted that conifers on the road would screen some of the extension. As such it was agreed that there was **no objection** to the proposals.

It was noted that another application received since the last Committee meeting had been determined with approval from LCC, this being an application for works to trees on Parish Council land adjacent to 37 Main Street.

**5. Updates (if any) on issues previously discussed**

**a. Crematorium appeal hearing 12<sup>th</sup> November**

No news.

**b. Sites off Rakehill Road and Capitol Garage**

Cllrs. Davies and Maude had attended a meeting on 30<sup>th</sup> January 2020 with LCC planning enforcement officers. Regarding the Rakehill road site, a Planning Contravention notice had been served. No further developments are expected for the next three months and as such, this will not be an agenda item until the May meeting unless the Committee hears otherwise. Regarding Capitol Garage, this had been discussed above. The enforcement officer is holding this case in abeyance until the outcome of the planning application is known.

**c. Scholes Lodge Lane Wall**

See note above. The work had been carried out and the Finance & General Purposes Committee had considered steps to address concerns about the wall.

**d. Revision of Parish Boundary Planning implications**

Ward Cllr. Robinson had suggested three options to the Committee

1. Have a meeting with the LCC officer responsible for Community Infrastructure Levy (CIL)
2. To have a meeting/dialogue with the Outer East Community Committee about how this money is to be spent.
3. To work with him to engage with residents in these new properties about how they may wish to have this money spent.

The explanation of the calculation of CIL was not clear and the Committee agreed to pursue the first option for clarification, the meeting to include Ward Cllr. Stevenson if possible. This would be open for the full Committee to attend. Cllr. Maude would advise Ward Cllr. Robinson accordingly. The other two options would then be considered. Cllr. Slater had visited the sales office and this relationship could be developed to engage with the residents as the properties become occupied, however this was considered a broader issue than just a Planning Committee matter.

**6. DATE OF NEXT MEETING – 16<sup>th</sup> March 2020.**

It was agreed that future meetings would alternate between Barwick in Elmet and Scholes and as such, the Clerk would book the John Rylie Centre for the March meeting and advise the Committee accordingly.

The meeting closed at 8:30pm

Signed

Chair

16<sup>th</sup> March 2020