

BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE held in Scholes Sports Pavilion at 6:30pm on Monday 16th March 2020

PRESENT: Councillors Phil Maude (Chair), Howard Bedford, Claire Hassell, Joanne Austin, Jacqueline Ward, a representative of Johnson Mowat, a representative of Taylor Wimpey and the Clerk.

1 APOLOGIES FOR ABSENCE. Cllrs. Davies, Slater & Walsh

2 TO CONSIDER A PRESENTATION BY A REPRESENTATIVE OF THE DEVELOPERS OF THE EAST LEEDS EXTENSION

The two representatives addressed the meeting and showed outline plans for the middle quadrant of the East Leeds Extension which was the section where properties would be built by Taylor Wimpey. They highlighted the particular challenges of this section, in particular the need to cover the cost of this section of the East Leeds Orbital Road from “roof taxes” where the property prices did not compare favourably with the other quadrants and where the road came closest to existing properties (meaning less properties from which to recover the tax). They then took questions from the Committee. There were questions regarding environmentally friendly housing (they would be timber frame), the two-form entry primary school (location and pressures on Scholes School), opportunities for Scholes residents to walk to Cross Gates using Wood Lane and the disused railway, historical matters (notably a possible battle field site) and protected species found in the Cock Beck. There would be a spine road running through the quadrant with a staggered junction on Leeds Road. The planning application would be in May 2020. The Committee then considered its response to the consultation questions, Cllr. Bedford agreed to send the Clerk some text regarding energy efficiency.

3 DECLARATIONS OF INTEREST: None.

3 MINUTES OF PREVIOUS MEETING:

It was **resolved** that the minutes of the Planning Committee meeting held on 17th February 2020 having been circulated, be approved and that the Chair sign the minutes.

4 PLANNING APPLICATIONS:

Application number & date	Applicant	Description
20/00693/FU/NE 7 February 2020	20 Lynnfield Gardens	Two storey side extension; single storey rear extension
It was noted that this proposal would substantially increase the size of the property. It was agreed that there was no objection to the application subject to planner's satisfaction that the permitted level of development was not exceeded		
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)
A design and access statement had been circulated ahead of the meeting. Although not present, Cllrs. Davies and Slater had submitted comments and these were noted. The Committee had concerns regarding sustainability, car parking, access and egress and sight lines. The petrol tanks had not been removed. It was noted that petrol stations are not classed as retail with implications for greenbelt considerations and comments that the location did not comply with national policies for local centres. It was therefore agreed to object to this proposal on grounds that it was in breach of green belt policies, policies relating to local centres and also because there was inadequate car parking.		
20/01220/FU/NE 3 March 2020	5 Fieldhead Drive	First floor side extension
Following observations that the garden was boxed in and that there were no side windows, it was agreed that there was no objection to this application.		

5. Updates (if any) on issues previously discussed

a. Crematorium appeal hearing 12th November

The outcome of the appeal hearing was noted. The decision by the Planning Inspector to refuse had been supported with greenbelt being cited as the primary reason.

b. Sites off Rakehill Road

No further developments are expected for the next two months.

c. Scholes Lodge Lane Wall

There was much discussion about the wall and the need for it to be on the agenda for the Planning Committee. Minutes of the last Parish Council and Finance & General Purposes Committee meetings were considered. It was noted that a quote had been obtained which had been instigated by adjoining residents. It was agreed that the Clerk put everything into a report for consideration by the full Parish Council.

d. Revision of Parish Boundary Planning implications

No developments since the previous meeting.

6. DATE OF NEXT MEETING – 20th April 2020 – Scholes Pavilion

The meeting closed at 9:10pm

Signed

Chair
20th July 2020