

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE held at 7:45pm on Monday 8th June 2020 using remote access

PRESENT: Councillors Phil Maude (Chair), Howard Bedford, Claire Hassell, Glyn Davies, Joanne Austin, Jacqueline Ward, Karen Dales and the Clerk. Several residents were present at the start of the meeting.

1 ELECTION OF CHAIR. Cllr. Maude was proposed by Cllr. Hassell and seconded by Cllr. Ward. There being no other nominations, and having indicated his willing to be nominated, Cllr. Maude was duly elected.

2 APOLOGIES FOR ABSENCE. None.

3 DECLARATIONS OF INTEREST: None.

4 MINUTES OF PREVIOUS MEETING:

This was deferred to the next meeting as the draft minutes had not been circulated with the agenda.

5 PLANNING APPLICATIONS:

Application number & date	Applicant	Description
20/02625/FU/NE 18 May 2020	Valley Side Farm, Rakehill Road, Barwick In Elmet	Construction of agricultural building
It was noted that there had been a previous application for this site in November 2018 for two detached agricultural buildings which had subsequently been withdrawn. That application had been for a 6-hectare site. The new application was for a single building to service a 12.61-hectare site and the Committee considered whether this was reasonable for the size of the land. The site name had changed since the previous application. There were concerns that an existing building did not have planning permission and that the site was the subject of enforcement action. It was noted that the application included a well put together report making references to the National Planning Policy Framework (NPPF) although the comment about Natural Environment (section 15) was disputed. There was discussion about the usage of the five bays and comments about paragraph 4.2 of the design and access statement. It was resolved to object to the application on the similar grounds to the response to the previous application that there was insufficient land to justify the building and in addition on the grounds that there was no evidence of the necessity of a second building.		
20/02714/FU/NE 19 May 2020	1 The Boyle	Two storey part single storey rear extension
An application for this property submitted in December 2019 had subsequently been withdrawn. The Committee considered the revised application noting that this was in a conservation area. It was resolved that the Parish Council raise no objection to this application.		
20/02678/FU/NE 20 May 2020	5 The Cross	Single storey rear extension

The Committee considered this application noting that this property was in a conservation area. It was resolved that the Parish Council raise no objection to this application.		
20/00655/FU 27 May 2020	The Rectory, Main Street	Demolition of existing detached dwelling and construction of two new detached dwellings
Comments about trees and from the Historical Society were noted and there was agreement that the existing building and gardens were no longer sustainable in their current format. It was noted that these properties were intended as five-bedroom executive houses which suggested a likelihood that each occupant would have more than one car. However, the entrance to the property was a shared entrance which created a likely scenario of one vehicle waiting on Main Street to enter the site to allow another to exit and no solution to had been considered. The Committee were agreed that they would be opposed to removal of any part of the wall due to its historic nature noting too that it was in a conservation area. There were concerns about sightlines when exiting the property. There were also concerns regarding loss of trees. Due to these concerns about access and loss of trees, it was resolved to object to this application		
20/02874/FU/NE 27 May 2020	Springfield Cottage, Rakehill Road	Single storey rear extension
It was noted that the area being extended was previously part of an old workhouse. It was resolved that the Parish Council raise no objection to this application.		

6. UPDATES ON ISSUES PREVIOUSLY DISCUSSED

There was nothing further to report regarding Community Infrastructure Levy (CIL) money regarding the Skelton Lane development. The need to identify projects for existing CIL money was noted and this would be an agenda item for the Parish Council.

7. DATE OF NEXT MEETING – 20th July 2020 – 6:30pm by remote access unless advised otherwise.

The meeting closed at 8:45pm

Signed

Chair
20th July 2020