

BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE held at 6:30pm on Monday 20th July 2020 using remote access

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

- 1 APOLOGIES FOR ABSENCE.** Cllr. Hassell.
- 2 APPOINTMENT OF MEMBERS.** David Young was welcomed to his first meeting. It was **resolved** that he be appointed to the Planning Committee.
- 3 DECLARATIONS OF INTEREST:** Cllr. Dales made the meeting aware that she was acquainted with the applicants for The Old Grainery and that her husband occasionally carried out work there.
- 4 MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee meetings held on 16th March 2020 and 8th June 2020 having been circulated, be approved and that the Chair sign the minutes.
- 5 PLANNING APPLICATIONS:**

Application number & date	Applicant	Description
20/02978/FU/NE 8 June 2020	Tyrol, Elmwood Lane	Two storey rear extension and alterations to roof to create rooms in roof space. Widened vehicular access onto highway.
It was noted that the application site was located within the Barwick in Elmet Conservation Area and that there had been objections from other residents. The proposal would result in a much larger property both in terms of footprint and height. As a consequence the new building would have a serious adverse visual impact on the properties in Leeds Road located at a lower level. The loss of part of the wall would reduce the amount of on street parking available to local residents, especially those who live in Leeds Road and do not have garages. The increased size of the property would create a dwelling likely to attract more cars and therefore add to the existing parking problems in this locality. As a result of these concerns it was resolved to object to this application.		
20/03385/FU/NE 25 June 2020	4 Main Street, Scholes	Single storey side and rear extension and conversion of existing garage to form habitable rooms
It was noted that the proposal to convert the existing garage to a habitable room involved erecting a new building to link the garage to the existing dwelling. This new building extended to the boundary of No 6 Main Street in front of the existing garage. It was felt that this approach would have a serious adverse effect on number 6 Main Street. It was suggested access to link the dwelling to the garage could be achieved by extending to the rear, as appears to have taken place at no 324 Leeds Road. This would not require an intrusion in front of the existing garage line. It was resolved to object to this application		

20/03193/FU/NE 26 June 2020	New Manor, Elmwood Lane	Front extension to existing porch
It was resolved that the Parish Council raise no objection to this application.		
20/03310/FU/NE 30 June 2020	The Old Grainery, Potterton Lane	Single storey infill extension
There were comments that although there were no concerns regarding this particular proposal, there had been a lot of development on the site and that this was Greenbelt land. There were also concerns that there might be further work following the granting of permission for this extension. However, the Committee saw no reasons oppose the proposal as stated and therefore it was resolved that the Parish Council raise no objection to this application.		
20/03575/FU/NE 2 July 2020	11 Lyndhurst Close	Alterations including two storey and single storey extension with Juliet balcony to rear and rooflights and porch to front
The size of the proposed extension was noted and there were concerns that this might be overdevelopment (being possibly as much as a third of the size of the existing footprint). However, it was recognised that the ridge line was no higher than the existing property and that being at the rear, the impact on the street scene would be minimal. It was noted that a section of the back garden of the neighbouring property was to the rear of the back garden of 11 Lyndhurst Close and careful consideration was given to the impact on this part of the neighbour's land. Being a semi-detached bungalow, consideration was also given to the effect on the adjoining property. It was resolved that the Parish Council raise no objection to this application.		
20/03645/FU/NE 3 July 2020	2 Station Gardens	Single storey front and side extension and single storey rear extension
It was noted that the area being extended was close to the boundary of a neighbouring property but there was a two-metre high fence between the two. It was resolved that the Parish Council raise no objection to this application.		

6. UPDATES ON ISSUES PREVIOUSLY DISCUSSED

a. Capitol Garage

It was noted that Planning permission had been refused and that the café had not reopened since.

b. Sites off Rakehill Road

No developments since the last meeting.

c. Revision of Parish Boundary Planning implications

The Chair reported that Community Infrastructure Levy money awarded to the community action group in which the properties on the Skelton Grange site had been prior to the boundary change would not be transferred to the Parish Council. Instead it had been paid to the Outer East Community Committee. The Parish Council have been advised through Councillor Robinson that if a project can be agreed which provides mutual benefit to both communities then the Outer East Community Committee would look at it. The Chair said a skateboard park had been suggested which would be located in the proposed country park and would therefore not have an adverse effect on any residential properties but which would provide benefit to

nearby communities. The Committee was supportive of this proposal although there were concerns about access without crossing busy roads. An alternative suggestion to invest more funds to improve the pond of the former brickworks was also put forward for consideration.

d. Red Kite Farm

An e-mail from a resident had been circulated drawing the attention of the Committee to the fact that work had been carried out outside the scope and conditions of the original application. It was the view of the Committee that any concerns should be addressed directly to Leeds City Council and it was **resolved** that the Clerk reply to the resident accordingly.

e. East Leeds Orbital Road

It was reported that there would be a webinar on 27th July regarding archaeological digs and the amount of progress since the Committee last met was noted.

f. Arium Road Sign

It was noted that this had not been taken down or reduced in size in spite of retrospective planning permission being refused.

g. Pavilion Proposals

A consultation regarding a vision for the future for Scholes Sports Pavilion and tennis courts was being prepared. It was noted that if the proposals were proceeded with, then planning permission would be needed.

7. DATE OF NEXT MEETING –17th August 2020 – 6:30pm by remote access unless advised otherwise.

The meeting closed at 8:15pm

Signed

Chair
17th August 2020