

BARWICK in ELMET & SCHOLLS PARISH COUNCIL: PLANNING COMMITTEE held at 7pm on Monday 16th November 2020 using remote access

PRESENT: Councillors Phil Maude (Chair), Joanne Austin, Howard Bedford, Karen Dales, Glyn Davies, Dan Greenwood, Claire Hassell, one resident 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.** Cllr. David Young. The reason for his absence was noted and approved.
- 2 **DECLARATIONS OF INTEREST:** Cllr. Dales made the meeting aware that there was a family relationship with the applicant of 21 Welfare Avenue.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee meeting held on 19th October 2020 having been circulated, be approved and that the Chair sign the minutes.
- 4 **PLANNING APPLICATIONS:**

Application number & date	Applicant	Description
20/06433/LI/NE 14 October 2020	Elmwood House, 44 Main Street	Listed Building Application for replacement of sash windows to heritage sliding sash windows
It was noted that this application was just to change the windows at the back and it was resolved that the Planning Committee raise no objection to this application, all in favour.		
20/06457/FU/NE 14 October 2020	49 Belle Vue Avenue	Single storey side/rear extension; bay window with canopy to front
The Committee satisfied itself that the proposed extension was not too close to the neighbouring property and it was resolved that the Planning Committee raise no objection to this application, all in favour.		
20/06377/FU 19 October 2020	21 Welfare Avenue	Change of Use from Residential Use to Childrens Day Nursery
It was noted that when the extension was built, the application at the time in 2015 was purely for a four-bedroomed house. It was also noted that the former occupants of this property had now moved out and that this property would now be exclusively be a Children's Day Nursery. There was concern at the lack of car parking within the curtilage of the property and loss of a residential property. There had previously been a childcare business on Chapel Lane and it was felt that the business was meeting a need within the community		

<p>although there were concerns about location and setting precedent. Although there were concerns, it was felt that these were outweighed by the benefits and it was resolved that the Planning Committee raise no objection to this application.</p>		
<p>20/06733/FU 21 October 2020</p>	<p>2 Richmondfield Lane</p>	<p>Single storey rear extension</p>
<p>It was resolved that the Planning Committee raise no objection to the application.</p>		
<p>20/06851/FU/NE 29 October 2020</p>	<p>1 Rakehill Road, Barwick in Elmet</p>	<p>Alterations including two storey side extension with raised balcony area to rear; gable roof extension and dormer windows with Juliet balcony to rear</p>
<p>It was noted that the roof line was at right angles to the roof giving this a different look and that there had been a previous application in 2017 and that several of the documents relating to the 2020 proposal were dated 2017. There was a concern that this was development creep and a view that had this not been an end property, the proposed extensions would not have been supported, however it was felt that these did not constitute grounds for objections and that the extension was the same size as the garage and it was resolved that the Planning Committee raise no objection to the application.</p>		
<p>20/04424/FU 2 November 2020</p>	<p>86 Main Street, Scholes</p>	<p>Conversion of two garages into habitable rooms, alterations to fenestration, reduction in height of boundary hedges, installation of boundary fence, formation of patio area and installation of gates to vehicular access and new pedestrian accesses.</p>
<p>The resident addressed the meeting noting the comments made by the Committee to the previous application and addressing the concerns raised. She advised the Committee that there were no changes to the overall size of the property but there would be an increase in living space. The main external change would be that doors would now become windows. She provided reassurances regarding the hedges and advised that the revised application proposed a new entrance – this being the original entrance historically. The revised application no longer included cladding at the rear of the property. Planters would be put in front of the new windows. Assurances were given regarding the access with the neighbouring property and whether this would be a shared access (a privet hedge would separate the two). It was resolved that although there were some concerns that this was overdevelopment of the site that the Planning Committee raise no objection to the application, all in favour. The Committee were then advised that Leeds City Council had taken a decision that day to grant permission.</p>		
<p>20/06916/FU/NE 3 November 2020</p>	<p>322 Leeds Road</p>	<p>Alterations including two storey side extension; single storey rear extension and detached garage to side</p>
<p>It was noted that this was a very large extension, there was still room for a drive and it was resolved that the Planning Committee raise no objection to the application.</p>		

20/07009/FU/NE 5 November 2020	25 Arthursdale Grange	Single storey side and rear extension
It was resolved that although there were concerns about setting precedent and that the extension was not within the building line and about the proposed size of what was proposed, the Planning Committee raise no objection to the application.		

5. UPDATES ON ISSUES PREVIOUSLY DISCUSSED

a. Site off Rakehill Road

Leeds City Council (LCC) Planning Compliance had previously stated their position that they would not pursue enforcement action whilst two applications were still being considered. Both had now been refused. An email from them stating their current position had been circulated. This highlighted that the applicant has six months to appeal the refused applications. There was a query regarding timescales for action to be taken (four years for a building and ten for use of land). It was **resolved** to await developments and to pursue further with LCC Compliance as necessary after expiry of the appeal period.

b. East Leeds Extension

It was noted that a number of years ago Cllr. Hassell had attended a forum with Andrew Crates, Principal Planner, Planning Services (East) regarding the Northern Quadrant. It was agreed that it would be better to have a dedicated consultation with Andrew Crates specifically for the Parish Council. Cllr. Maude reported on progress with Taylor Wimpey (following a site visit) regarding possible dedication of two sections of the disused railway line as a public right of way.

c. Neighbourhood Plan review.

Distribution of the Neighbourhood Plan review newsletter was well underway but so far, no one had registered an interest in being a part of the Steering Group as a result. However, there had been expressions of interest prior to newsletter distribution and by personal approaches by Councillors. So far, most of the interest had been from the Scholes half of the Parish. It was agreed to give people until Christmas to register an interest view a view to first meeting after that. Cllr. Maude had approached Iain MacKay (LCC Neighbourhood Plan officer) regarding Cllr. Davies' plan area which extended beyond the Parish boundaries and enquiring if permission would be needed to include areas outside the Parish in the plan. The first meeting would establish the scope of the review. It was suggested that the appeal for interested people to register an interest be extended to Social Media. Cllr. Dales agreed to draft something for posting which Cllr. Bedford would review.

d. 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 November meeting.

6. DATE OF NEXT MEETING – 14th December 2020 – by remote access unless advised otherwise.

The meeting closed at 8:40pm

Signed

Chair
14th December 2020