

BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 7pm on Monday 15th February 2021 using remote access

PRESENT: Councillors Phil Maude (Chair), Howard Bedford, Karen Dales, Glyn Davies, Claire Hassell, David Young and the Clerk.

In Attendance Graham Slater

The Chair read out a statement outlining the procedures to be undertaken to hold a lawful and effective remote meeting.

- 1 **APOLOGIES FOR ABSENCE.** None. The resignation of Dan Greenwood was noted.
- 2 **DECLARATIONS OF INTEREST:** None.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee meeting held on 18th January 2021 having been circulated, be approved and that the Chair sign the minutes.
- 4 **PLANNING APPLICATIONS:**

Application number & date	Applicant	Description
Appeal Number: 104060 20/02625/FU 21 January 2021	Valley Side Farm Rakehill Road	Construction of agricultural building
<p>The Chair had drafted a reply for comment. It was suggested that the phrase “agricultural and plant” be changed to “agricultural and heavy plant”. It was also suggested that images such as web-based satellite photographs be submitted in support of the suggested reply. It was resolved that subject to the above two suggestions, the suggested reply be submitted as the Parish Council (PC) response. All in favour. Disappointment was expressed that the sole objection from Leeds City Council (LCC) Planning department was on green belt grounds and that there were no highways concerns which weakened the position of the Committee in putting these concerns forward in its response as they might not be given any weight by the inspector. The only access to the site was via The Boyle, a narrow road with street parking (there had been a recent incident where a property had been hit by a passing lorry). The suggested response avoided diluting the main objection by not trying to put forward other concerns which would be unlikely to be considered by the inspectorate. The suggested response also made reference to the fact that required landscaping had not been carried out and that permission had already been granted in 2009 for another building on the same site for the storage of cereals and that this was not being used for that purpose. There was discussion regarding the use of Neighbourhood Plan policies (such as policy E2 Farm Diversification) in support of the response. The height of the agricultural building was greater than that needed for cattle and concerns about impact on green belt were included in the response.</p>		

Appeal Number APP/N4720/D/21/3266882 26 January 2021	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 Parish Council had been notified that this appeal was being heard by the inspectorate and no further submissions were allowed. It was noted that the garage was additional to the original house probably built under permitted development.		
21/00401/FU/NE 28 January 2021	The Rectory, Main Street	Demolition of existing detached dwelling and construction of two new detached dwellings
It was noted that the new dwellings were five bedrooms each and concerns were expressed that this would result in increased traffic movement entering and exiting Main Street. The applicant had conceded that this was an issue by proposing traffic lights within the curtilage of the property. It was felt that this didn't address the issue of vehicles wanting to turn into the property at the same time as another vehicle was exiting and that the sight line for vehicles exiting the site onto Main Street was poor and that the property opposite the entrance didn't had parking within the curtilage of their property resulting in on-street parking. It was resolved to object on the grounds of highways concerns and overdevelopment.		
21/00738/FU/NE 4 February 2021	Bar House Farm, Kiddal Lane	Part two storey, part single storey side infill extension
It was noted that this property was in green belt land and that the size of the proposed extension was 30% of the size of the original property (though there had been other extensions to the property). The drawings were not as clear as Councillors would have liked. The extension would well screened and not be visible from the road and it was resolved that the Planning Committee raise no objection to this application subject to consideration of the size of the extension relative to the original property being taken into account by LCC Planning in making a decision, all in favour.		
21/00899/FU/NE 9 February 2021	2 Station Road	Remove existing garage; construct single storey annexe to rear
The lack of information supplied by the applicant was noted. The proposed annexe was on the boundary with neighbouring properties and would be visible from the road, access to the property was on a bend in the road and a new property had been built on adjacent land. It was resolved to object to this application on the grounds of overdevelopment.		

5. UPDATES ON ISSUES PREVIOUSLY DISCUSSED

a. National Planning Policy Framework (NPPF)

The Committee considered the draft NPPF noting the consultation deadline of 27th March and aspirations regarding tree lined streets and a section called "Living with Beauty" which is open to interpretation. The document might be considered by the Neighbourhood Plan Steering group in due course and it was felt that a response to the consultation by the Committee was not necessary.

b. Neighbourhood Plan (NP) Steering group report.

- At its first meeting, the NP Steering group had elected Cllr. Maude and appointed Andrew Wheeler as secretary.

- The group had agreed in principle to extending the boundary and a proposal to justify this was being put together with emphasis on protecting the green corridor.
- Chippie's Pond was part of the parish of Cross Gates and Whinmoor – the inclusion of this in the revised plan would not commit the PC to expenditure although it was noted that many of the friends organisation were Scholes residents.
- Cllr. Maude had issued a challenge sheet to the group in order to raise some of the issues to justify having a review.
- Last week, Cllr. Maude and Andrew Wheeler had met a member of the regeneration team. The impact of an extra 15,000 people on local services such as secondary school provision and health care facilities was discussed. There was a suggestion that the group consider what facilities it would like to see in the proposed country park (noting the challenges of Scholes residents accessing it due to the need to cross the busy A64).
- The Chair had had some correspondence with Leeds City Council (LCC) and the West Yorkshire Combined Authority about a park and ride scheme. The proposed site at Grimes Dyke had been abandoned and as the former tank factory was unsuitable, it was thought the Council were now looking for a site off the A64 between the junctions with the A1 and the East Leeds Orbital Road. The NP could have green belt policies which might resist any ancillary development such as hotels and fast-food outlets. Although LCC Highways department were leading on this, a member of the regeneration team had indicated that as the site would be in green belt such policies may be appropriate to limit further development. Cllr. Bedford noted that every officer giving advice regarding the plan had pressed for the allocation of land in the parish for development and suggested that allowing a park and ride in the parish could be considered as meeting that requirement without being pressed to set aside land for properties. It was recognised that a park and ride would result in a new road junction on the A64 and this might present opportunity to improve access and egress from the industrial units and the garden centre.
- The next meeting would be the following week.

c. East Leeds Extension (ELE)

- Planners had proposed two new primary schools on the ELE but no secondary school and the impact on local residents was considered given the increase in the number of children seeking places at the existing secondary school provision.

6. DATE OF NEXT MEETING – 15th March 2021 – by remote access unless advised otherwise.

The meeting closed at 8:30pm

Signed

Chair
15th March 2021