

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 7pm on Thursday 29th April 2021 using remote access

PRESENT: Councillors Phil Maude (Chair), Howard Bedford, Karen Dales and Glyn Davies.

In Attendance: Cllr. Alex Cantelo, one resident and the Clerk

- 1 **APOLOGIES FOR ABSENCE.** Cllr. Hassell.
- 2 **DECLARATIONS OF INTEREST:** Cllr. Dales regarding 37 Carrfield Road as the applicant was a close member of her family.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee meeting held on 15th March 2021 having been circulated, be approved and that the Chair sign the minutes.
- 4 **PLANNING APPLICATIONS:**

| Application number & date | Applicant | Description |
|---|------------------------------|--|
| 21/01635/FU/NE 11 March 2021 | 37 Carrfield Road | Single storey and two storey side and rear extension |
| <p>The applicant was in attendance to answer questions. A revised application had been circulated on the afternoon of the meeting which took into account the recommendations of the Planning Officer. In the original application the extension ran for four metres along the length of the boundary with the neighbouring property, creating concerns about light and the boundary being too close to the side extension at 4.3m. The revised plan included a one metre chamfer (at a 45° angle) reducing the depth of the extension to the chamfer to three metres. There was an eight-inch gap between the wall of the extension and the boundary. The revised plans added two car parking spaces (as advised by LCC planning) and the storeroom had gone as in the original plan, there was going to be a straight gable and the roof was now hipped. After consideration of the above points, it was resolved that the Committee raise no objection to this application, all in favour. The applicant was thanked for his attendance.</p> | | |
| 21/01756/FU/NE 12 March 2021 | Flying Horse Farm, York Road | Variation of condition 2 No. (Approved Plans) to previously approved planning application 18/04164/FU for alterations to the approved plans (21/01756/FU/NE). |
| 21/01801/LI/NE 18 March 2021 | | Listed Building Application for the extension, alterations and refurbishment of existing Farmhouse; alterations and extension of barns to create three new dwellings and construction of carports (21/01801/LI/NE) |

The Committee retained its original objections to application 18/04164/FU. Although it recognised that 21/01756/FU/NE was a consultation on a variation of one of the conditions, there was concern that Leeds City Council (LCC) Highways had not considered the Committee's previous concerns about the danger of vehicles waiting on the A64 to turn right into the site and the suggestion of a lane for turning traffic. There was a lack of clarity from LCC Planning regarding the requirements of condition 2 making it difficult to make an informed comment, it appeared that this condition referred to the finish of the walls. It was **resolved** that whilst the Committee raise **no objection** to this application, the Clerk would write to LCC Highways asking them to explain why they had not considered a turning lane when the original application was being considered, all in favour.

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| 21/01778/FU/NE | 15 Schoolgate | First floor extension over existing garage (21/01778/FU/NE) |
| 21/01779/FU/NE Both 15 March 2021 | | Conversion of garage to office (21/01779/FU/NE) |

It was **resolved** that the Committee raise **no objection** to the conversion of the garage into an office, all in favour.

Regarding the first-floor extension, there were comments about the proposed size of this and uncertainty about whether the proposal included a side window. It was **resolved** that the Committee raise **no objection** to this application subject to there being no loss of privacy to the neighbouring property.

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| 21/02065/FU/NE 22 March 2021 | 33 Lyndhurst Crescent | Single storey rear extension |
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Although the submitted plans did not show measurements, it was **resolved** that the Committee raise **no objection** to this application, all in favour.

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| 21/02892/FU/NE 21 April 2021 | New Manor, Elmwood Lane | Outbuilding to side |
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It was **resolved** that the Committee raise **no objection** to this application.

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| 21/02934/FU/NE 21 April 2021 | 46 Nook Road | Single storey rear extension |
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It was **resolved** that the Committee raise **no objection** to this application.

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| 21/02915/FU/NE 22 April 2021 | 160 Leeds Road | Alteration including hip to gable loft extension; single storey rear extension and new garage to rear |
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There was discussion about the size of the extension. Having satisfied itself that this proposal would not have an adverse effect on the neighbour's light, It was **resolved** that the Committee raise **no objection** to this application.

5. UPDATES ON ISSUES PREVIOUSLY DISCUSSED

a. Site off Rakehill Road

Cllr. Cantello made the Committee aware that she knew the landowner.

b. Neighbourhood Plan Steering Group

It was noted that a report on the discussions of the Steering Group had been considered by the PC at its meeting on 26th April and the recommendations of that report had been agreed (following discussions about which stakeholders are considered close and how far west of the boundary identified consultees need to be). Cllr. Cantello agreed to join the Steering Group. A workshop was planned on 12th May 2021 following which responsibilities would be allocated for drafting the letter and getting names and addresses of stakeholders and putting together the justification paper for the consultation.

c. East Leeds Extension

Cllr. Maude gave a summary of the position for the benefit of Cllr. Cantello. LCC have appointed a firm called B-Wonder to propose a name for the new settlement (which potentially would increase the size of the Scholes Ward being within the Parish boundaries). There are four quadrants with development in the middle and southern quadrants possibly starting first. Cllr. Maude gave a summary of the extent of the Northern quadrant.

DATE OF NEXT MEETING – The decision of the Parish Council to suspend all meetings until July (due to expiry of legislation allowing meetings to be held by remote access) was noted.

The meeting closed at 9pm

Signed

Chair
July 2021