

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 7pm on Monday 19th July 2021 in the Pavilion.

PRESENT: Councillors Phil Maude (Chair), Karen Dales and Graham Slater.

In Attendance: The Clerk

- 1 **APOLOGIES FOR ABSENCE.** None. There would be an agenda item at the next Parish Council (PC) meeting to appoint other Councillors to the Committee.
- 2 **DECLARATIONS OF INTEREST:** None.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Committee meeting held on 29th April 2021 having been circulated, be approved and that the Chair sign the minutes.
- 4 **PLANNING APPLICATIONS:**

4a. The Clerk had been using delegated authority to reply to Planning Applications received since the last Committee meeting, a summary of which had been circulated to the Committee and the responses were noted.

App no & date	Applicant	Description	Date received	Parish Committee date & decision
21/03446/FU/NE 11 May 2021	46 Richmondfield Avenue	Extension to front of existing single storey garage	11 May 2021	28/05/2021 Submitted as No Objection
21/03642/FU/NE 17 May 2021	19 Leeds Road	Part single storey side extension; part first floor side extension; Juliet balcony to first floor rear elevation; new window to first floor side elevations	17 May 2021	11/06/2021 Submitted as No Objection
21/03333/FU/NE 24 May 2021	35 Carrfield Road	Demolition and replacement of garage with new garage to side	24 May 2021	06/07/2021 Submitted as No Objection
20/08518/FU 26 May 2021	Sheri Dene, Elmwood Lane	Constuction of one dwelling with associated landscaping.	26 May 2021	11/06/2021 Submitted as No Objection
21/04087/FU/NE 1 June 2021	33 The Approach	Conversion of basement to habitable rooms with lightwell to side; part single storey part two	1 June 2021	08/07/2021 Submitted as an Objection

		storey extensions to both sides; first floor extension to rear		
21/04488/FU/NE 11 June 2021	19 Morwick Grove	Single storey side and rear extension with Canopy to front	11 June 2021	08/07/2021 Submitted as No Objection
21/04873/FU/NE 22 June 2021	Bar House Farm, Kiddal Lane	Part single storey, part two storey link extension to side elevation	22 June 2021	08/07/2021 Submitted as No Objection

4b. Two applications had been decided by Leeds City Council without a Parish Council response, these were noted.

App no & date	Applicant	Description	Date received	Leeds City Council decision
21/03974/FU/NE 26 May 2021	34 Rakehill Road	New first floor including raised roof to existing bungalow to form house; dormer windows to front; roof lights to front and rear Raised roof height	26 May 2021	Approved
21/04885/FU 2 June 2021	11 Gascoigne Road	Single storey outbuilding to rear with rooms in roof	2 June 2021	Withdrawn

4c. The following applications were considered

Application number & date	Applicant	Description
21/04717/TR 26 May 2021	15 Potterton Lane	T1 Sycamore - Fell/remove. Tree is causing issues with the wall/road. The tree is making it very difficult to see oncoming traffic while pulling out of the driveway. Tree has outgrown its position. Replace with Rowen or Hornbeam
<p>It was noted that the tree was making it difficult to see oncoming traffic while pulling out of the driveway and also that visibility was also inhibited by parked cars. The tree had significant foliage around the base of the trunk and if this were removed visibility would improve, and the issue could be revisited. It was noted that the tree lay on the edge of the Conservation Area and was prominent in the street scene and it was felt that its removal should be avoided if other remedial action would be effective. It was therefore resolved to object to the felling of the tree until other options had been explored.</p>		
20/08610/FU 26 May 2021	Barn 1, Kiddal Hall, York Road	Conversion, extension and restoration of the barn to form a single dwelling, alterations to include construction of two storey extension and alterations to fenestration
20/08611/LI 26 May 2021		

		Listed Building for the conversion, extension and restoration of the barn to form a single dwelling, alterations to include construction of two storey extension, alterations to fenestration and internal alterations
Although not having an objection to this proposal, the Committee were concerned about the cumulative impact as this barn conversation was one of a number of proposals for this site which would result several new dwellings creating increased traffic entering and exiting the site with particular concerns about vehicles wanting to access the site waiting on the A64. It was noted that the entrance had been altered about fifteen years previously and that there had been at least four revisions to the original application. It was resolved to write to LCC to remind them of the previously expressed concerns of the PC without raising a specific objection to the above applications.		
21/04199/FU 2 June 2021	3 Schoolgate	Single storey front extension; single storey rear extension; external alterations
It was resolved that the Committee raise no objection to this application.		
21/04405/FU/NE 8 June 2021	7 The Approach	Raise roof height with new rear window; dormer windows to both sides
The Committee noted that this house lies on a sloping road above a bungalow. The proposed increase in roof height was significant and would dominate the street scene and the adjoining bungalow. As a result and noting the objection from the owner of the bungalow, there would be a loss of residential amenity from overlooking from the development, it was resolved to object to this application.		

5. UPDATES ON ISSUES PREVIOUSLY DISCUSSED

a. Site off Rakehill Road

It was noted that the applicant had won his appeal against refusal of planning permission to erect another barn alongside the existing one. However, it was noted that LCC were still due to take enforcement action against the unauthorised use and the PC were now waiting to hear from Leeds City Council (LCC). The Clerk would write to Planning Compliance for an update.

b. Neighbourhood Plan Steering Group

The Chair reported that the Steering Group had had a meeting on 23 June. The LCC Neighbourhood Planning Manager had wanted the group to undertake more in-depth look at the policies –. He challenged the group to look at the vision in the Plan as the Parish area now included the proposed development in the Northern Quadrant of the East Leeds Extension. This could be problematic and so Consideration would need to be given to seeking to get the boundary of the Parish Council changed.

c. East Leeds Orbital Road and closure of Leeds Road

Cllr. Maude had written to the LCC head of Highways regarding the closure of the A64 enquiring what plans were in place to divert traffic elsewhere. It appears from documents obtained that LCC had known about proposals to close Leeds Road since the previous September and LCC have been asked for an explanation. There was discussion about the weight limit of the bridge over the disused railway in Scholes. Cllr. Slater

had contacts in LCC who deal with bridges and would speak to their bridges engineer. The bridge is owned by Heritage Railway Estates (HRE), York. Reassurances had been given that the health service had been consulted.

d. Proposals for the A64 including park and ride

Cllr. Maude had circulated a suggest reply which questioned the need for the facility, raised planning concerns as it was in the green belt and seeking more information about what will be provided.. The Committee were happy for his draft to be submitted as the PC response.

e. East Leeds Extension (ELE)

Cllrs. Maude and Slater had attended the East Leeds Extension Consultation Forum. A Scholes resident was also in attendance and raised several issues. The chair had written to Claire Kent and Toby Meekings (both LCC) who were in attendance at the forum reporting on health provision in the ELE. A medical centre was proposed just above John Smeaton secondary school and the Chair was seeking reassurances about continued provision in Scholes.

f. Cases being investigated by Planning Compliance

i. Removal of fence on Public Right of Way 42 – Carrfield Road

Cllr. Dales reported that the fence had been taken down and a new hedge had been planted.

ii. Removal of a boundary wall – Scholes Lodge field

One of the properties adjoining Scholes Lodge field had removed a boundary wall and replaced it with a fence and were gardening outside the curtilage of their property in the field. There would be an agenda item at the next meeting to consider this further.

6. DATE OF NEXT MEETING

There was discussion about the need for monthly meetings noting that the Planning Committee used to meet thirty minutes before the PC meeting and that other Parishes didn't seem to have separate planning meetings. It was also noted that LCC usually set a deadline for comments to applications about three weeks from the date of the original notification.

The meeting closed at 8:55pm

Signed

Chair
2021