

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 7pm on Wednesday 1st June 2022 in the Miner's Institute

PRESENT: Councillors Alex Cantelo (Chair) and Karen Dales.

In Attendance: Cllr. Ward and the Clerk

- 1 **APOLOGIES FOR ABSENCE.** Cllr. Brunt.
- 2 **DECLARATIONS OF INTEREST:** None.
- 3 **MINUTES OF PREVIOUS MEETING:** It was **resolved** that the minutes of the Planning Working Party meeting held on 4th May 2022 having been circulated, be approved and that the Chair sign the minutes.
- 4 **PLANNING APPLICATIONS:**

The following applications were considered

Application number & date	Applicant	Description
22/02818/FU/NE 4 May 2022	13 Leeds Road, Barwick In Elmet	Replace existing front boundary wall with new wall and gates
The Planning Committee had no objections to this planning application and felt it was a welcome improvement noting that the proposed new wall was identical to the existing wall of the next-door neighbour. However, the Committee were concerned that the bottom line of the 'single plan all information' file of the application suggested that the Parish Council (PC) had previously given permission for this work when there was no evidence that that was the case.		
22/03252/FU/NE 17 May 2022	515 Leeds Road	Demolition of existing single storey rear extension; Erection of single storey rear extension
The Committee noted that the current layout at the rear of the property included a conservatory and a greenhouse. There would be a small side window but this was very small and the adjacent property (515A) already had a side window. They therefore had no objections to this application in general but had concerns that the distance the rear extension came out from the original boundary wall of the house was seven metres (the sunroom being taken down came out six feet, the proposed rear extension was thirteen feet). The Committee would therefore ask Leeds City Council (LCC) to check on the permitted distance the proposed rear extension ends to the original boundary wall prior to a decision being made.		
22/03391/FU/NE 20 May 2022	24 Gascoigne Road	Variation of condition 2 (approved plans) of approval 21/09314/FU to change the flat roof to a pitched roof

The Committee had no objections to this application and welcomed the change from a flat roof to a pitched roof.		
22/03570/FU/NE 24 May 2022	The Arium, Whinmoor Grange Nursery, Thorner Lane	Retrospective application for the reconfiguration of internal ground floor floorspace and installation of mezzanine floor
The Committee noted that there was a possible flood risk from a nearby beck and were surprised that the application stated that the number of employees was zero. They nevertheless had no objections to this retrospective planning application.		
Appeals Against Refusal		
APP/N4720/D/22/3298770 23 May 2022	Tyrol, Elmwood Lane	Alterations including two storey rear extension; gable wall side extensions to both sides including new pitched roof to existing flat roof side extension; widening existing vehicle access to front
APP/N4720/D/22/3298772 25 May 2022	Tyrol, Elmwood Lane	Alterations including two storey rear extension; gable wall side extensions to both sides including new pitched roof to existing flat roof side extension; widening existing vehicle access to front
The PC had submitted its comments when the above applications were originally made. They had objected in full but had no objections to the side extension over the garage nor to the partial removal of the wall. The new application is exactly the same. Being an appeal, the Committee was not minded to comment further but would keep an eye on the application.		
Applications showing on Leeds City Council's Website where the Parish Council is not a statutory consultee.		
22/9/00096/MOD	20 Gascoigne Avenue	Two storey and single storey rear extension; porch to front - NON MATERIAL AMENDMENT TO 20/07522/FU - Plans have been altered in response to concerns from Yorkshire Water therefore the rear extension has reduced in size. There will no longer be any development at the side of the existing property that shares a boundary with 22 Gascoigne Avenue.
It was noted that this has been determined by LCC and there was therefore no further opportunity for comment.		
22/03278/CLP	33 Belle Vue Road	Certificate of Proposed Lawful Development for a single storey side extension
It was noted that this application was for a certificate of lawful development (CLD) and that the issue or refusal of a certificate depends entirely on factual evidence about the history and planning status (proposed use) of the building or other land and as such, the Committee was unable to comment.		
22/03501/DPD 22/03576/DHH	Land Off Taylor Lane Lyndon Lodge Taylor Lane	Change of Use of Agricultural Buildings to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion. 8.00m single storey rear extensions, 3.85m to ridge height and 2.86m to eaves.
It was noted that the property had a septic tank which discharges into a ditch and that this needed upgrading to a sewage treatment works. A signed statutory declaration (on the LCC website) from a Mr. Whelan was considered. The Committee wished to see the agricultural nature of the area preserved and had concerns that this application might set a precedent for other change of use applications. The property had twice been extended following previous applications in 1975 and 1991 and it was felt that this was overdevelopment. The lack of garage doors on the plans was noted and it was noted that a local tree surgeon operated out of a property		

less than 250 metres away. There were concerns about an increase in traffic along a single-track road with few passing places. There were concerns about sightlines both at the entrance to the property and at the top of Taylor Lane. The grass in the field is cut twice a year meaning very few tractors pass by. There was a query about the boundary line, half of the garden used to be agricultural land (i.e. a field).

As the meeting was not quorate, all the above responses would be made using the Clerk's delegated authority

5. OTHER MATTERS

a. To confirm the revised Terms of Reference

As the meeting was not quorate, it was not possible to formally approve the revised terms of reference. This would therefore be an agenda item for the full PC to consider.

b. To consider a proposal that Jacqueline Ward fills the vacancy due to the resignation of David Brunt.

As the meeting was not quorate, it was not possible to formally agree that Cllr. Ward join the Committee. This would therefore be an agenda item for the full PC to consider.

c. Utility mast on Long Lane

There was concern that a utility mast had been erected on Long Lane without any consultation or planning application. Cllr. Dales had enquired about this and would email LCC planning accordingly.

d. Letter hand delivered to the Clerk regarding 33 The Approach, planning application reference 22/02673/FU

A resident had hand-delivered a letter of objection to proposals for 33 The Approach to the Clerk and had posted a similar objection to LCC sent recorded delivery. The Committee considered her letter noting that the PC position to the original application had been to object and that there had been concerns about illegal parking and HMO (House in Multiple Occupation) concerns. Cllr. Cantelo would look up the original PC response.

e. Planning application for the crematorium.

It was noted that the planning application for the crematorium on Long Lane had been withdrawn.

6. DATE OF NEXT MEETING

29th June 2022 at 6:30pm. The venue would be confirmed but here was a suggestion of alternating meetings between Barwick and Scholes. In addition, members of the Committee would meet at 6:30pm to do a site visits of about fifteen minutes each to the land off Taylor Lane and 33 The Approach. The meeting would start outside the convenience store in Scholes.

The meeting closed at 8:17pm

Signed

Chair
29th June 2022