

PRESENT: Councillors Alex Cantelo (Chair), Karen Dales, Claire Hassell and Jacqueline Ward

In attendance: The Clerk

1 APOLOGIES FOR ABSENCE. None

2 DECLARATIONS OF INTEREST: None.

3 PLANNING APPLICATIONS:

The following application was considered

Application number & date	Applicant	Description
22/02673/FU/NE 9 May 2022	33 The Approach	Alterations including two storey part single storey side extension
<p>This planning application had already been determined by the principal authority. A local resident was very disappointed by this decision feeling that valid planning concerns had not been taken into consideration. The meeting had been called so that the Committee could give advice the neighbour. The neighbour felt that the 45° angle had not been taken into consideration and that as there had already been development on the side and upwards, the property had already been developed to the maximum allowed. The neighbour was also concerned that once built, the applicant would overlook their bedroom and lounge and that it would look like a block of flats next to a lounge. All these properties were built on what used to be a railway line and all had got underpinning, there was a concern about subsidence. Number 33 was set back. The principal authority had refused previous applications for similar work. The existing property had parking for four cars and there was a concern that the extended property would increase occupancy. There were also concerns about the height of what was proposed. It was confirmed that right to light is not a valid planning objection. It was suggested that the neighbour covers the above points in her further communications with the principal authority. Cllr. Cantelo would speak to Andrew Towleron, a Planning Consultant often used by the Yorkshire Local Councils Associations for planning training and Cllr. Dales had spoken to Paul Spears, a Technical Support Manager in Planning & Sustainable Development for the principal authority and he had agreed to supply guidance.</p>		

5. OTHER MATTERS

a. 10/12 Aberford Road

There was a short discussion about an email circulated by the Clerk from someone interested in buying 10/12 Aberford Road who had concerns that planning permission appeared not to have been granted when the two properties were made into one.

6. DATE OF NEXT MEETING

Wednesday 27th July, 6:30 pm at The Miner's Institute, Barwick-in-Elmet

Signed

Chair
27th July 2022