

**BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE** meeting held at 6:30pm on Wednesday 27<sup>th</sup> July 2022 in Barwick Miner's Institute

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

In Attendance: The Clerk

**1 APOLOGIES FOR ABSENCE.** Cllr. Dales.

**2 DECLARATIONS OF INTEREST:** Cllr. Cantelo regarding 22/05062/TR (41 Belle Vue Road).

**3 MINUTES OF PREVIOUS MEETINGS:** It was **resolved** that the minutes of the Planning Committee meetings held on 1<sup>st</sup> June, 29<sup>th</sup> June and 11<sup>th</sup> July 2022 having been circulated, be approved and that the Chair sign these minutes.

**2 PLANNING APPLICATIONS:**

The following applications were considered

Application number & date	Applicant	Description
22/04499/FU/NE 13 July 2022	86 Potterton Lane	Demolition of existing conservatory; Single storey rear extension
The Planning Committee had <b>no objection</b> to this application. The proposed extension was not exceeding the floor plan of the conservatory or protruding more than 3m from the original footprint of the property and the bricks being used would match those of the existing property.		
22/04331/FU/NE 13 July 2022	52 Gascoigne Road	Two storey side/rear extension
Access to the back would be retained, the bricks and windows being used would match those of the existing property, no trees were being removed in order to build these extensions. The neighbour already has an extension, the proposed extension would not be going as far as that of the neighbour and would be in line with the existing conservatory. The proposed extension was sympathetic in design and providing no windows were installed on the side profile of the extension at a later date, the Planning Committee had <b>no objection</b> to this application.		
22/04585/FU/NE 20 July 2022	22A Chapel Lane	Two storey side extension
The Planning Committee had given this application careful consideration. The porch was not included. There would be office space upstairs and the presence of an existing wooden building at the back was noted. They had looked at the application and considered this		

<p>proposal to be an over-development of the site, the two-storey extension would be overbearing and intrusive due to proximity of the neighbouring property. There was currently off-road parking available for 2-3 cars, if this extension were granted, this would have a knock-on effect to parking on the street which was already stretched for space and was unsafe for line of sight. Therefore, the Planning Committee wished to <b>object</b> to this application.</p>		
22/05062/TR 20 July 2022	41 Belle Vue Road	T1 Oak - Crown reduction full circumference of 2m to natural growth points. The tree is getting wider and wider taking light and becoming over bearing for 3-4 properties behind the trees position
<p>It was <b>resolved</b> that Cllr. Cantelo be given dispensation to speak about this application. The Planning Committee had given this application careful consideration. The tree on this property (believed to be three-hundred years old) had recently been crown cleaned (previous application dated Fri 14 Jan 2022, <b>22/00300/TR</b> T1 Oak - Crown clean the canopy, remove deadwood, deceased and dysfunctional material over 30mm diameter throughout the canopy to make safe. Crown reduce the canopy developing towards the property 1st floor window/end elevation to provide 3m clearance reducing back to suitable growth unions to contain)</p> <p>The Planning Committee did <u>not</u> object to the previous application to crown clean the canopy which is subject to a TPO. Due to the tree's age, location and with it being an important feature of the landscape, under Policy LE1 conserving historic character, works had been carried out to maintain the integrity of the tree. Cllr Cantelo had also informed the Committee she has not reported any overbearing of the tree with regards to her property and that only two neighbour's gardens were affected by this tree. Oak trees of this size and age should have no more than 30% of the foliage removed in one year and the outcome should be to leave the tree looking as natural as possible and not leaving large thick branch ends on the extremities of the crown. The Planning Committee felt that the previous crown clean has left the tree crown with a balanced density, therefore the Planning Committee had no alternative but to <b>object</b> to this application in order to further protect the T1 Oak and avoid severely damaging the tree.</p>		
22/05204/TR 26 July 2022	1 Main Street, Barwick In Elmet	T1 Sycamore - Fell/remove. Client has cut this tree back for many years but is now feeling overpowered by the size it has got and the positioning. Replace with Weeping Beech standard size 8-10cm girth 3/4m height or Hornbeam
<p>The Planning Committee felt the felling and removal of the T1 Sycamore (TPO ref; TPO1983_026) due to the reasons of feeling overpowered by the size and the position of the tree did not warrant or justify the proposed works. The T1 Sycamore was in the conservation area of the Ancient Parish of Barwick-in-Elmet and Scholes and was an important feature of the landscape and added to the visual amenity of the area. To remove this tree was not in keeping with the 4.2.1 National Planning Policy Framework (NPPF) conserving and enhancing the historic environment and under the Neighbourhood Plan Policy LE1: Conserving Historic Character. The T1 Sycamore showed no signs of disease or dying nor posed a danger to the public or property. The Planning Committee did not agree with this application and wished to wholly <b>object</b> against the felling/removal of the T1 Sycamore. The Planning Committee would also add the applicant, who may or may not be qualified in this field, had been cutting back a protected tree in the conservation area without any previous applications submitted. The Committee strongly advise the applicant that they should not cut back or trim the tree in future without a planning application submitted by a specialised Arboriculturist who is qualified to carry out such works and felt that a crown clean once every year or two would be a more appropriate way of keeping the tree under control.</p>		
22/04800/FU/NE 27 July 2022	24 Gascoigne Road	Retrospective application for single storey extension to rear

The Planning Committee noted that no trees or hedges were affected by this extension and that there was no effect on highways and noted that it would be seen from a public road. The existing store and conservatory would be removed and the gable would be raised and the roof tiles being used would match those of the existing property and that skylights would be used. It was also noted that a manhole cover was being removed and that the proposed ground floor layout would be open plan. The Planning Committee accepted this application was retrospective (work having started on 12<sup>th</sup> April 2022), but felt it was a welcome improvement on the layout and footprint of the property and had **no objection** to this application. However, planning permission should be sought and approved by the Principal Authority prior to works commencing.

### 3. OTHER MATTERS

It was noted that the delegation report for 22/02673/FU (33 The Approach) had been published. This addressed the concerns discussed by the Planning Committee at its previous meeting and it was felt that writing a letter (as had been suggested) would undermine the confidence of Leeds City Council Planning Department in comments made in future by the Committee. A site visit had been carried out. Cllr. Cantelo would email the local resident who had raised concerns about this application to explain the Committee's position noting that there is nothing the Committee can legally do. It was noted that the grant of permission included a clause that planning permission shall be obtained before any windows be inserted in the southern side elevation of the proposed rear extension. Previous refusals by the planning authority had been on the grounds of size.

### 4. DATE OF NEXT MEETING

Wednesday 24<sup>th</sup> August, 6:30 pm at Scholes Village Hall

The meeting closed at 8pm

Signed

Chair  
24<sup>th</sup> August 2022