

BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 6:30pm on Wednesday 24th August 2022 in Scholes Village Hall

PRESENT: Councillors Alex Cantelo (Chair) and Jacqueline Ward

In Attendance: The Clerk

- 1 **APOLOGIES FOR ABSENCE.** Cllr. Dales. As the meeting was not quorate, all decisions would be submitted to Leeds City Council by the Clerk using his delegated authority.
- 2 **DECLARATIONS OF INTEREST:** None
- 3 **MINUTES OF PREVIOUS MEETINGS:** It was **resolved** that the minutes of the Planning Committee meeting held on 27th July 2022 having been circulated, be approved and that the Chair sign these minutes.
- 4 **PLANNING APPLICATIONS:**

The following applications were considered

Application number & date	Applicant	Description
22/00751/FU/NE 3 February 2022 re-notification letter	15 Gascoigne Avenue	Alterations including raised roof height to incorporate new first floor and two storey side extension
The Planning Committee noted that full planning permission had been granted prior to the meeting.		
21/10186/DPD APP/N4720/W/22/3303456 1 August 2022	Barn South Of Rakehill Road, Barwick In Elmet	Conversion of agricultural building to single dwelling
The Planning Committee noted that although the position of the property was south of Rakehill Road, there was no access to the site from Rakehill Road as it was unsuitable for motor vehicles. Although the address had been stated as Barn South Of Rakehill Road, the only access to the site is via The Boyle as Rakehill Road is unsuitable for motor vehicles. Historically, this address had been used for vehicle repairs and maintenance. The Committee looked carefully into this application and did not agree that this was Class Q and therefore did not qualify or justify conversion under permitted development. Although the picture showed a couple of pallets with a few sacks of potatoes stacked upon, this did not quantify 465 guidance. The soakaway was not appropriate for the development and the sightlines were unacceptable and lent to unsafe visibility for both entry and exit of the site and the additional vehicles travelling up and down The		

Boyle. Therefore, The Planning Committee objected to this application for the reasons above and stood by their previous objection for this planning application.		
22/03151/LI/NE 9 August 2022	Elmwood House, 44 Main Street, Barwick In Elmet	Listed Building Application for replacement of nine existing sash windows with heritage sliding sash windows and one pair of french doors with heritage grade wooden doors
The Planning Committee had no objection to this application in order for the windows to be made safe and welcomed the change by keeping within the period of the Grade II listed building.		
22/04950/FU/NE 15 August 2022	Treetops, Nanny Goat Lane	New outbuilding to rear; Demolition of existing outbuildings
The Planning Committee believed this proposal to be too large a development for Nanny Goat Lane, which falls within the Green Belt. The building was incongruous, oversized and not in keeping with Neighbourhood Plan LE1 Conserving Historic Character and was not sympathetic in design to similar buildings along the rural road of Nanny Goat Lane. The proposal showed a roller shutter door for farm machinery which the occupants did not have. The application was not clear about the purpose of this outbuilding. Nanny Goat Lane was an access only 'T' junction for properties in the location and was a narrow road which lacked any passing places and was unsuitable for this type of industrial development and was only used by residents for vehicular access to their drives and by tractors and horseboxes. The junction with Barwick Road was a blind entrance to users of that road. The Committee also considered footfall and noted that the applicant owed two adjacent fields and one other. Cllr. Canelo would look at HS2 proposals for this area. Therefore, the Planning Committee had no alternative but to object to this application.		
22/05259/FU/NE 16 August 2022	31 Nook Road	Single storey front side and rear extension
The Planning Committee were concerned as to the size of this application as it seemed too large for the property and land in situ. It had been extended previously with a side extension and a loft conversion and an extension to the rear. The proposal did not exceed three metres from the original footprint. There were comments about the unusual shape of the proposal and lack of alignment of windows. The garage was being moved to the front. In spite of the size of the size of this application, the proposed development was in keeping with several properties along Nook Road therefore the Committee had no objection to this application.		
22/05139/DPD Email of 4 August 2022	Windsor Farm York Road Scholes Leeds LS24 9NR	Change of use of agricultural buildings to five dwellings with associated operational development
The Planning Committee noted this property had an LS24 postcode which fell under Tadcaster and felt that they could not comment on this application. However, if The Planning Committee needed to comment, they wanted an extension on the 'comments by' date in order to make an informed decision.		

5. OTHER MATTERS

22/05365/CLP – Carrfield House, 54 Carrfield Road, Barwick-in-Elmet; Certificate of Proposed Lawful Development for infilling of the balcony to the rear.

The Planning Committee noted the above certificate.

6. DATE OF NEXT MEETING

Wednesday 28th September, 6:30 pm at Barwick Miner's Institute

The meeting closed at 7:20pm

Signed

Chair
28th September 2022