

BARWICK in ELMET & SCHOLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 6:30pm on Wednesday 28th September 2022 in Barwick Miner's Welfare

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

In Attendance: The Clerk

1 APOLOGIES FOR ABSENCE: None

2 DECLARATIONS OF INTEREST: None

3 MINUTES OF PREVIOUS MEETINGS: It was **resolved** that the minutes of the Planning Committee meeting held on 24th August 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
22/05489/FU 23 August 2022	21 Belle Vue Avenue	Single storey front, side and rear extensions
The Planning Committee noted the large size of this plot in a small cul-de-sac and noted that the proposals would double the size of the footprint of the original property. It was felt that whilst this was not overdevelopment, the proposals exceeded permitted development levels. It was noted that the property already had a lean-to at the back. It was noted that the proposed extensions would still leave access all around the property. There was no garage but there was parking for two vehicles. Considerations regarding the building line were not relevant as this was a corner property (there would be a porch at the front). It was felt the proposals changed the character of the property – probably for the better. In spite of the above concerns and concern about the size of the rear extension, the Planning Committee felt that the plot was of sufficient size to carry the proposed works without disruption to disturbance to the neighbouring properties and had no objection to this application.		
22/05406/FU 24 August 2022	18 Gascoigne Road	Single storey extension to front and side
The Planning Committee noted that there had been an objection on the grounds of traffic disruption during the construction (not a valid reason in planning law) and overdevelopment (the person objecting lived well away from the above property). The Committee considered the Design and Access statement. The property had a 1970's design look about it and was located on a corner plot. It wasn't clear from the plans which side of the property was being considered as the front. It was noted that the next-door neighbour had had an extension		

<p>and that the above proposals were not going beyond the building line of that extension. Planning Committee did not feel that there was overdevelopment of the site and had no objection to this application.</p>		
22/05672/FU 24 August 2022	40 Gascoigne Road	Single storey side extension
<p>The Planning Committee noted that the proposals were clear of the boundary line with the neighbouring property (the presence of manhole covers was probably a factor in not extending further). The diagrams lacked any measurements to indicate the size of the extension. The side window (for the landing) was obscure and remedial work was proposed. The street scene was unaffected and therefore the Planning Committee had no objection to this application on the condition the side elevations were obscure to not impose on the privacy of the neighbouring property.</p>		
22/05923/FU/NE 1 September 2022	The Rectory, Main Street	Demolition of existing dwelling and construction of two dwellings
<p>The Planning Committee noted that there had been previous applications and that there was little change in this latest proposal, the gap between them being wider but the two properties still encroached onto one another, the entrance and sightlines were unchanged. The large size of each property (four bedrooms each) was noted and there could be potentially four vehicles for each one likely to result in increased traffic movement for entry and exit onto Main Street. There were still concerns about sightlines for entry and exit onto Main Street. There was a bin collection point just inside the entrance but only two parking spaces per property and the property opposite the entrance only had on street parking therefore increasing the possibility of incidents along the main road. The proposed developments are out-of-scale for the plot in terms of its appearance and size compared with existing development in the vicinity notwithstanding the Old Rectory, which is a listed building. Councils are under a legal duty to have particular regard to the desirability of preserving or enhancing the character and appearance of a Conservation Area, which this proposed planning application is in. The buildings are oversized and not in keeping with Neighbourhood Plan LE1 Conserving Historic Character. The Chair agreed to use the previous comments as the basis for comments to the latest proposals and the Committee resolved to object to these proposals and stood by their previous objection.</p>		
22/05797/FU/NE 2 September 2022	27 Arthursdale Drive	Single storey side extension
<p>The Planning Committee noted the close proximity to the next-door neighbour giving concerns about property maintenance and noted that the proposal included removal of the garage. The property next-door had built out and had a car port extension with a flat roof extension on top. It was noted that it would not be possible to walk around the property to gain access to the rear without trespassing nor was there access to the external area of the property in case of an emergency. The Committee therefore felt that they had no alternative but to object to the plans as they stand.</p>		
22/05684/FU/NE 16 September 2022	Lyndon Lodge, Taylor Lane	Alterations including two storey side extension; single storey rear extension including demolition of glass conservatory link; conversion of store in garage to habitable room; rooflights to front and rear elevations
<p>The Planning Committee had visited this site. The application included the conversion of the store in the garage to habitable room, this in fact would be a retrospective change of use application as this work had already been done and the room in question fitted with showers. The proposals would treble the size of the house. This property has had considerable extensions over the years and the Planning Committee felt that they had reached the maximum permitted allowance for development on the property. Planning had been granted for</p>		

a rear extension. It was noted but that the link between the garage and the main property would be removed. There were concerns about access, passing places, sight lines and drainage. There were issues of flooding in the fields and the water spilling out onto Taylor Lane, resulting in flooding at the bottom near the crossroads and the lack of drains resulting in the house at the bottom having to use sand bags to ensure their house did not flood. Developing this property further would increase the risk and possible damage to the immediate vicinity and surrounding ancient hedgerows. The proposals exceeded the permitted allowance due to previously completed extensions. The Planning Committee felt no option but to **object** to this application on the grounds of overdevelopment and not in keeping with the Neighbourhood Plan Policy LE1 Conserving Historic Character and the National Planning Policy Framework (NPPF) and stood by their previous objection to the planning application associated with this property.

22/06112/FU/NE 21 September 2022	8 Elmete Avenue	Single storey rear extension; Demolition and erection of garage to the rear; Alterations to windows, doors and removal of chimneys
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The Planning Committee noted the need to make improvements to the garage and agreed it was in need of demolition and had **no objection** to this application.

5. OTHER MATTERS

- a. Update on removal of wall on Leeds Road.
There had been no response to the email sent on 7th July 2022 to Leeds City Council (LCC) Planning Enforcement about this. The height of the fence was also a cause for concern. The Clerk would chase this up and copy to Ward Councillor Stephenson.
- b. Chicken farm on Long Lane.
It had been reported that the chicken farm on Long Lane was being used for storage of scrap vehicles and that there was new construction taking place which would be able to be seen from far away. There was no evidence of any planning permission for this. LCC would be approached about carrying out a site visit to investigate. The visiting officer could also investigate previously reported concerns about the settling pond causing run-off on the public highway.
- c. Concerns that an agricultural building on Long Lane is being used as a garage.
It had also been reported that an agricultural building on Long Lane had been fitted with a hydraulic ramp used by garages for car maintenance work. LCC would be approached about carrying out a site visit to investigate a possible change of use.

6. DATE OF NEXT MEETINGS

26th October 2022 at 6:30pm in Scholes Village Hall
23rd November 2022 at 6:30pm in Barwick Miner's Institute

The meeting closed at 8:25pm

Signed

Chair
26th October 2022