

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 6:30pm on Wednesday 4th January 2023 in Saint Philip's Church Hall.

PRESENT: Councillors Alexandra Cantelo, Jacqueline Ward and Karen Dales.

In Attendance: Four residents and the Clerk

1 APOLOGIES FOR ABSENCE: Cllr. Hassell.

2 DECLARATIONS OF INTEREST: Cllr. Ward regarding 13 Fieldhead Drive.

3 PUBLIC PARTICIPATION

The members of the public in attendance were given the opportunity to speak to the committee about the applications which were of interest to them.

Two residents had concerns about the application for 18 Flats Lane. There were concerns about the boundary line between number 18 and number 20 and whether the proposals encroached on land belonging to number 20. A hedge had previously formed this boundary but this had now been removed. The proposed extension went to within six inches of the boundary leaving insufficient space for any maintenance work to be carried out without requiring access from number 20 and there was no room for a path. Access from number 20 would be needed for digging out the foundations. The proposals would result in loss of privacy for number 20 and would have an overbearing nature. All internal walls were being removed and it was suggested that this was the equivalent of a complete rebuild. There was a one metre drop between the two properties and the root system of the conifer hedge prevented any landslide. The stumps were still in place, and considerable underpinning would be necessary. The removal of the hedge had exposed concrete foundations which appeared to be supports for a fence which predated hedge and the resident of number 20 was willing to consider these as marking the actual boundary (the title deeds had been consulted but the boundary line marking was inconclusive). Both residents felt that when completed, the bungalow would look great but not in keeping with the current street scene. Number 16 would lose a little light as a result of what was proposed. It was agreed that obscured windows were needed to prevent overlooking. The roof height would remain the same but would be spread out more.

The other two residents had come regarding Planning Enforcement Case Ref 22/01064/UCU3, concerns that an agricultural building on Long Lane was being used as a garage. This had been considered by the Committee resulting in a site visit by a Leeds City Council (LCC) officer. The residents queried whether this had been initiated by the Committee. The Chair confirmed that the Committee had acted in response to a report about this made by a resident and that the Committee had no statutory powers to investigate alleged breaches of planning law but did have a duty to pass on residents' concerns to the principle authority (LCC). Anonymous reports would not be considered nor did the Committee involve itself in disputes between neighbours. The residents had put a great deal of work into this land and sighted examples of work done to attract wildlife including putting in land drains and improvements to the dyke (as LCC Highways had not properly maintained this) and were disheartened the

negative attitude of whoever had reported the car ramp and advised that this could have been explained had they been given the opportunity to do so before it was formally reported. They advised that the car ramp was being stored but that it had been condemned and therefore unsuitable for vehicle repair. The enforcement officer had noted the presence of pallets, something the residents felt you would find on any farm. There had been thefts from the site (which was being used for livestock). The Committee encouraged the residents to continue the work they were doing to improve the environment of this site and made them aware of grant funding for trees etc.

4 **MINUTES OF PREVIOUS MEETINGS:** It was **resolved** that the minutes of the Planning Committee meeting held on 30th November 2022 having been circulated, be approved and that the Chair sign the minutes.

5 **PLANNING APPLICATIONS:**

The following applications were considered

Application number & date	Applicant	Description
22/07894/FU and 22/07895/ADV	56 Station Road	Retrospective application for the installation of external illuminated ATM
The Committee had no objection to this application (though felt that the charges were on the high side).		
APP/N4720/X/22/3311305 20/04302/CLP 5 th December 2022	White Gate Cottage, Barnbow Lane	Certificate of Proposed Lawful Development for the proposed use of a site for the stationing of a caravan for domestic purposes
The Committee considered this and agreed with the position taken by LCC.		
APP/N4720/D/22/3313057 22/01829/FU 15 th December 2022	13 Fieldhead Drive	First floor rear extension
The Committee did not support the position of LCC in refusing this application (on the grounds that it was in the green belt). The proposal was to enclose an existing balcony and the Committee had no issue with this.		
22/08198/FU/NE 15 th December 2022	9 Gascoigne Court	Single storey rear extension
The Committee noted that the existing conservatory would be replaced by the proposed extension and that an internal wall would be taken down to create an open plan space. The use of natural stone was noted. The Committee had no objection to this application.		
22/08297/FU/NE 21 December 2022	24 Aberford Road	Raising roof height with dormer windows and roof lights to front and rear forming rooms in roof space
The Committee noted that there had been a previous application for this property which had been refused. It was noted that the next-door neighbour on Aberford Road had dormers and therefore the proposed dormer windows were consistent with the street scene. The		

<p>Committee considered the glass balcony, it was recognised that there was no overlooking of property on Aberford Road as there weren't any houses on the odd numbered side at this point. The front entrance to the property was on Parlinton Court. The Committee looked carefully at the photographs supplied with the application. There was a query about whether this was green belt. The Committee still had concerns about the 45° angle and the Juliet balcony. It was agreed to object to this application taking into account comments previously submitted.</p>		
22/08187/TR 3 January 2023	6 The Sycamores	T1 and T2 Sycamores. Reduce the crown of both trees by 2m all round to allow more light to the properties on Carrfield Drive
<p>The Committee noted that the application had been submitted by the tree surgeon and it wasn't clear whether he was acting on behalf of the person living at the address where the tree was growing or the person on Carrfield Drive. The trees were not in the conservation area. It was agreed to object to this application as it did not appear to come from the owner of the trees and on the grounds that the trees were not causing any nuisance and should be left alone.</p>		
22/08267/TR 3 January 2023	1 Main Street, Barwick in Elmet	T1 Sycamore - Height and lateral crown reduction by 2.5 meters to 3 meters back to suitable growth point in line with BS3998
<p>It was noted that an application regarding this tree had been considered in 2022 (22/05204/TR). The Committee had not changed its position since then and it was agreed to object on similar grounds.</p>		
22/08245/FU	18 Flats Lane	Alterations and extensions to existing bungalow including re-roof, front, side and rear single storey extensions
<p>This application had been discussed as part of the public participation (see above) and the Committee would respond accordingly</p>		

6. OTHER MATTERS

- a. Update on removal of wall on Leeds Road - Case Ref 22/00681/UOPS2.
There was nothing new to report. The Clerk would chase LCC planning enforcement for an update.
- b. Concerns that the chicken farm on Long Lane is being used for storage of scrap vehicles - Case Ref 22/01065/UCU3.
There was nothing new to report. The Clerk would chase LCC planning enforcement for an update.
- c. Concerns that an agricultural building on Long Lane is being used as a garage. Planning Enforcement, Case Ref 22/01064/UCU3.
This had been discussed as part of the public participation (see above). LCC Planning Compliance had sent an e-mail update on 14th December 2022 saying that investigations had been carried out and the landowner had been reminded of conditions 3 and 4 attached to 19/07443/FU and that they considered this matter to be concluded.
- d. Leeds Site Allocations Plan – Consultation on the Inspector’s Further Proposed Main Modifications to the Remitted part of the Site Allocations Plan. Deadline 27th January 2023. The Clerk would send an e-mail to all Councillors inviting them to submit comments. The Clerk would then collate the comments to create a unified response and invite the Chair of the Neighbourhood Plan Revision Steering Group (who has appropriate background experience) to comment on the collated response prior to formal submission.

7. DATE OF NEXT MEETING

8th February 2023 at 6:30pm in the Miner’s Institute.

The meeting closed at 8:30pm

Signed

Chair
8th February 2023