

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 6:30pm on Wednesday 8th February 2023 in Barwick in Elmet Miner's Institute.

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

In Attendance: One resident and the Clerk

1 APOLOGIES FOR ABSENCE: Cllr. Hassell.

2 DECLARATIONS OF INTEREST: Cllr. Cantelo regarding Valley Side Farm, Rakehill Road and Grey Stones, Elmwood Lane.

3 PUBLIC PARTICIPATION

One member of the public was in attendance and was given opportunity to speak to the Committee about her application, 15 Flats Lane. This agenda item was therefore taken first.

4 MINUTES OF PREVIOUS MEETINGS: It was **resolved** that the minutes of the Planning Committee meeting held on 4th January 2023 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
22/08381/FU/NE 9 January 2023	Valley Side Farm, Rakehill Road	Erection of a general-purpose agricultural storage building
<p>There was a concern that the maps submitted with the application were not entirely accurate (due to a building not being shown). It was noted that the site was no longer being used for vehicle repairs (which had been a concern in recent years). The applicant already had a barn and a cattle shed on this site and kept chickens. There was a concern that the applicant could add further to the site in the future but it was recognised that the Committee could only comment on the current proposal. The proposed building would be used to store straw and would be located next to an existing barn.</p> <p>It was noted that under the requirements of the Neighbourhood Plan 5.5 The Economy, Policy E2 – Farm Diversification</p> <ul style="list-style-type: none">(i) There were no significant negative effects upon the landscape and understand the requirement to store crop cultivated from the land. The diversification of the farm would be supported as this enabled production from the land to continue and(ii) it did not result in significant increased traffic by way of Heavy Goods Vehicles on rural roads.		

The Committee therefore had no objection to this application.		
23/00046/FU/NE 11 January 2023	Grey Stones, Elmwood Lane	Alterations including demolition and replacement of conservatory with single storey rear extension; replacement of flat roof with pitched roof over garage/utility areas; dormer window and balustrade to rear
The Committee gave this application careful consideration due to its location in the conservation area and the ancient monument within the direct vicinity. It was noted that there was no major change to the street scene as the only visible change to the front was a pitched roof replacing a flat one which the Committee felt was an improvement on the existing frontage. The ground floor would become more open plan and the lean-to extension would be using the footprint of the conservatory. There was a loft conversion with bi-folding doors and a Juliet balcony and long windows (floor to door head height). The windows would use obscured glass holding a degree of privacy for the en-suite. The Committee was satisfied that the Juliet balcony adhered to the 45-degree angle. The Committee therefore had no objection to this application.		
23/00020/FU 13 January 2023	Oak Tree Farm, Taylor Lane	Conversion of Agricultural Building to Use Class C3 Dwellinghouse with the addition of a front porch and a side porch, the addition of a flue and a single garage/garden store with adjacent car port, and change of use of land to residential curtilage
The Committee noted that trees and the hedge had already been removed and replaced with a fence and that the plans incorrectly showed an area as being hardstanding when it was actually a field. It was also noted that the applicant also owed the field adjacent to the one shown on the plans. Planning permission had already been granted for a bungalow and a boot room. The Committee were aware of flooding in the fields and the water that spilt out onto Taylor Lane, resulting in flooding at the bottom near the crossroads. The lack of drains resulted in the houses at the bottom of Taylor Lane having to use sandbags to ensure their houses did not get flooded. Developing this site further would increase the risk and possible damage to the immediate vicinity and surrounding ancient hedgerows. There were concerns about how access to the adjacent fields (in order to maintain the arability of the land) would be maintained and the Committee could not see how this would happen if this barn was to become a lived-in property with potential issues and risks surrounding this application with farm vehicles entering and turning near to the property. The plans also encroached onto the neighbouring property which would be overbearing considering the location was in the green belt of the Parish. 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) Protecting Green Belt Land, Conserving and Enhancing the Natural Environment, and Conserving and Enhancing the Historic Environment.		
22/07480/FU 17 January 2023	36 Rakehill Road	Single storey front extension; first floor side extension over existing garage with balcony to front – revised plans
The Committee noted that these were revised plans with the dormer and window reduced but felt that the concerns expressed previously had still not been addressed. The revised plans didn't show a balcony at the front. The change in outlook of the front of the property would not be in keeping with similar properties along Rakehill Road and the Committee felt the proposals would still be an overdevelopment of the site due to its location and proximity of the neighbouring properties. The addition of a dormer on the front was not in keeping with the Neighbourhood Plans key objectives 1.2.1 Maintaining the environment and distinctive character and would have a visual impact on the area and the rear windows of the proposed plans would fail to adhere to the 45° angle and unless obscure glass was used, would look		

immediately into the neighbouring garden resulting in an adverse effect on the residential amenity of neighbours, by reason of overlooking, loss of privacy and overshadowing again due to the close proximity and area of the site. Therefore the Committee felt unable to support this revised application and decided to object for the reasons stated above.		
23/9/00013/MOD 20 January 2023	10 Parlington Court	Part two-part single storey infill extension to front, side and rear - NON MATERIAL AMENDMENT TO 22/03758/FU - Reduced extension
The Committee noted the reduced size of the proposal and that a bathroom had been added. It was still overbearing on the adjacent property but the revised design was more sympathetic to the street scene and looked better than the original proposal. The Committee therefore had no objection to this application.		
23/00259/CLP 23 January 2023	Field 4108, Elmet Road	Certificate of Proposed Lawful Development for new entrance to field.
The Committee noted that this application was for information only as comments were not allowed for this application.		
23/00572/FU/NE 31 January 2023	32 The Avenue	Alterations including gable roof extension to both sides and raised roof height to form habitable rooms in loft space; three dormer windows to rear; roof terrace and balustrade to rear
The Committee noted that the flue pipe was being extended and the use of cedar or composite cladding and that there was no increase in the overall footprint of the building. It was noted that the Environmental Team had no objections. The substantial size of the balcony was noted and it was noted that the cantilevered roof terrace had been designed by an engineer but there was no supporting documents to verify this statement. The gable wall and 1800mm high obscure glazed screen would be overbearing and overshadowing to the neighbouring property on the west of the site (as it would screen out the morning sun) and the Committee felt that this would dominate the outlook and have an adverse effect on the residential amenity of neighbours. The roof terrace was out-of-scale and out of character in terms of its appearance and would be imposing to the neighbouring property, taking that into consideration and compared with existing development in the vicinity, the Planning Committee had no alternative but to object to this application.		
23/00613/FU/NE 2 February 2023	15 Flats Lane	Demolish existing garage; two storey and single storey side/rear extension incorporating dormer window and new bay window with canopy to front and Juliet balcony to rear
As the applicant was present, this agenda item was taken immediately after Declarations of Interest. She gave a bit of background about herself (how long she had lived in the village, family, use of a camper van as accommodation for those staying overnight and being employed locally) and spoke of her aspirations to settle in the Parish long term and how the proposed plans were part of this aspiration. The existing resin driveway was dead space, and the garage would be taken down. They were looking to create an open plan area with a separate sitting room. The proposed extension would create two extra bedrooms. She felt that the proposed extension was in keeping with other extensions on the same street. The render would be the same as the next-door neighbour's (i.e. National Trust Green). She had liaised with the next-door neighbours and with the resident whose back garden adjoined hers (5 The Coppice). A store was part of the proposal due to the loss of garage space. They had two cars. The Committee noted that the proposed extension went right up to the boundary line and		

had concerns about maintenance and access to the rear. The applicant advised that one-coat render would be used, this would be pearl white lime which would never need painting and could be jet washed. Bins would be stored at the front in a bin store. She advised that 5 The Coppice would not be overlooked due to tall trees. It was not possible to go into the roof due to the pitch and the skylights in the roofline were there to give light, one of which was for the ensuite. There would be a Juliet balcony and a snug at the front. The Planning Committee agreed that the proposed plans were very sympathetic in design and complimented the existing house and roof line. They were satisfied that the Juliet balcony was not overlooking or overbearing to the neighbours at the rear of the property and that the balcony adhered to the 45° angle. Off-road parking at the front of the property would be able to accommodate two or more cars therefore alleviating traffic along Flats Lane. The Planning Committee had **no objections** to this application; however, were concerned that the proposed extension was built along the boundary line between the properties and access was required onto the neighbouring property in order to maintain the upkeep and general repairs should any arise. Similar properties along Flats Lane had been extended onto the boundary line which in turn meet and had joined resulting in semidetached properties appearing as terraced properties which from the outlook have altered the status of the properties on Flats Lane from semi-detached houses to terraced houses. This posed a difficult decision in keeping within the key policies of the Neighbourhood Plan. Although the proposed plans in itself were in line with The Built Environment BE1 (ii) Achieving a high quality and sympathetic building design, it does hinder the neighbour an opportunity to extend or improve their own property.

6. OTHER MATTERS

- a.** Update on removal of wall on Leeds Road - Case Ref 22/00681/UOPS2.
There was nothing new to report.
- 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.
- c.** Concerns that an agricultural building on Long Lane is being used as a garage. Planning Enforcement, Case Ref 22/01064/UCU3.
There was nothing new to report.
- d.** 2 Milton Drive – Case Ref 23/00073/NCP3
A resident had expressed concerns about this, in particular the fact that the obscured window facing the next door neighbour's property could be opened resulting in overlooking and loss of privacy. The Clerk had passed on these concerns Leeds City Council Planning as a building control matter and they in turn had referred this to Planning Enforcement who had assigned the above case reference to this.

7. DATE OF NEXT MEETING

8th March 2023 at 6:30pm in Saint Philip's Church Hall, Scholes.

The meeting closed at 8:50pm

Signed

Chair
8th March 2023