

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 6:30pm on Wednesday 8th March 2023 in Saint Philip's Church Hall, Scholes

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

In Attendance: The Clerk

1 APOLOGIES FOR ABSENCE: Cllr. Hassell.

2 DECLARATIONS OF INTEREST: None

3 PUBLIC PARTICIPATION

There were no members of the public in attendance.

4 MINUTES OF PREVIOUS MEETINGS: It was **resolved** that the minutes of the Planning Committee meeting held on 8th February 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
23/00627/DHH 30 th January 2023	Treetops, Nanny Goat Lane	8.00m single storey rear extension, 2.75m to ridge height and 2.45m to eaves (flat roof with roof lights)
The Committee questioned the purpose of this extension and whether there was a domestic need for three extra bedrooms, each with cupboard or ensuite facilities and arranged side by side. The extension was more than three metres, and the property was in an area of greenbelt. There were no concerns regarding the height of what was proposed but the Committee questioned the need for a flat roof. It was appreciated that the property was along the route of the proposed route of the HS2 railway and this uncertainty had made extending rather than selling a more attractive option. It was felt that the proposed extension was too big for a bungalow of this size and the Planning Committee felt no option but to object to this application.		
APP/N4720/D/23/3316203	24 Milton Drive	Two storey side and single storey rear extension
It was noted that this property already had dormers on the front and on the back and that a large rear extension was already in place. The dormer on the front was contrary to the policies in the Neighbourhood Plan. The Planning Committee had no alternative but to object to this application on the grounds of the overbearing nature of the proposal.		

23/00959/FU 21 February 2023	7 Richmondfield Drive	Single storey rear extension; rear dormer to form habitable rooms with new rooflights to front
The Committee noted that all the proposed works were within the existing footprint with the exception of the rear extension which was in line with the side of the property leaving access to the rear. The proposed extension would fill in a gap. There was some uncertainty whether a neighbouring property would be overlooked once the proposed work was completed. The Leeds City Council (LCC) planning portal was down for essential maintenance and the Committee were unable therefore to check whether any of the neighbours had expressed such concerns. The Committee therefore agreed to raise no objection in principle to this proposal but the LCC planning portal would be checked prior to any comments being made.		
23/01145/FU 6 March 2023	Bar House Farm, Kiddal Lane	Demolition of existing conservatory and porch; erection of new link extension to join existing buildings
The historic nature of this property was noted, and it was also noted that there had been several previous extensions to the original property to the full extent of permitted allocation. The proposed corridor would use grey aluminium colours adjoining a stone-built property (it was noted that contrasting finishes are permitted if they are sympathetic). There was an agricultural field to the side of this property. There were already extensions to the back and to the side of the property. It was felt that this was overdevelopment of the property. The previous comments of the PC would be checked.		

6. OTHER MATTERS

- a. To consider a response to the Leeds Local Plan 2040 – Early Scoping Consultation (Regulation 18) and Call for Sites.
There was a suggestion that the PC should not be putting forward any sites in Barwick in Elmet or Scholes, however, it was recognised that putting forward proposed sites gave the PC more control than a negative approach. The fields on land adjoining Mortec Park were discussed. An approach would be made to the Chair of the Neighbourhood Plan Review Group to ask if he could attend the Town and PC Forum Early Scoping Consultation (Regulation 18) being held on 15th March 2023 at Collingham & Linton Social Association at 7pm. The PC would need to submit a formal response before the end of the six-week consultation (Friday 24th March 2023). Cllr. Canelo agreed to email him. The Committee felt that existing farmland should be retained as such for food production and recognised that some people were meeting their housing need by buying bungalows and extending.
- b. Update on removal of wall on Leeds Road - Case Ref 22/00681/UOPS2.
There was nothing new to report.
- c. Update on 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.
- d. 2 Milton Drive – Case Ref 23/00073/NCP3
There was nothing new to report.
- e. 13 Fieldhead Drive – appeal reference APP/N4720/D/22/3313057
This had been discussed at the January 2023 meeting. The resident wished to pass on their thanks to the PC for supporting their successful appeal against the decision by LCC to refuse their application for a first floor rear extension.

7. DATE OF NEXT MEETING

5th April 2023 at 6:30pm in the Miner's Institute, Barwick in Elmet.

The meeting closed at 8:05pm

Signed

Chair

5th April 2023