

**BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE** meeting held at 6:30pm on Wednesday 3<sup>rd</sup> May 2023 in Scholes Village Hall ante room.

**PRESENT:** Councillors Alexandra Cantelo and Jacqueline Ward.

In Attendance: The Clerk.

**1 APOLOGIES FOR ABSENCE:** Cllr. Dales.

**2 DECLARATIONS OF INTEREST:** None.

**3 PUBLIC PARTICIPATION**  
There were no members of the public present.

**4 MINUTES OF PREVIOUS MEETINGS:** It was **resolved** that the minutes of the Planning Committee meeting held on 19<sup>th</sup> April 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  |
|--|------------------------------|--|
| 23/02304/FU<br>24 <sup>th</sup> April 2023 | Flying Horse Farm, York Road | Removal of conditions 13 (off-site highway works) and 22 (barn occupation restriction) of approval 21/01756/FU (Variation of condition 2 No. (Approved Plans) to previously approved planning application 18/04164/FU (Extension, alteration and refurbishment of Farmhouse, demolition, alterations and extension of barns to create three new dwellings and construction of carports) to include single storey rear extension to converted Barn 2, minor alterations to fenestration to both converted Barns 1 and 2, alterations to internal layouts of Barns 1 and 2, render to the front elevation of Farmhouse and minor alterations to the fenestration to both the Farmhouse and retained Barn) as the conditions are no longer necessary, reasonable or precise |

|  |                                    |   |
|--|------------------------------------|---|
| 23/02251/COND  | Flying Horse Farm, York Road       | Consent, agreement or approval required by conditions 3, 4, 5, 6 and 7 of Planning Application 21/01801/LI  |
| The Committee considered the revised plans for this development and had <b>no objections</b> in principle to the removal of these conditions but noted the continued revision of the plans and felt that it was necessary that a reminder be given to the developer to stay within the Neighbourhood Development Plan Housing objectives 5.4.2 policy HO2 (v) (vi) as the new development should reflect their surroundings.   |                                    |   |
| APP/N4720/W/23/3320510<br>23/00221/DAG<br>20 <sup>th</sup> April 2023  | Brick Pond Farm,<br>Potterton Lane | Determination for new steel portal frame agricultural building  |
| The Committee considered this application and looked at the officer's report of the Local Planning Authority (Leeds City Council) and were in agreement with his comments about the claim of the applicant that this would be a hobby farm. The Committee agreed to <b>object</b> to this proposal in its entirety as the building proposed would not be used on land that forms part of an agricultural unit. The unit was not connected to an established agricultural enterprise but appeared to be the basis for hobby farming. This was not in keeping with the Neighbourhood Plan 5.5.2 Farm Diversification policy E2 (i) (ii) (iii).   |                                    |   |
| 23/02442/FU/NE<br>24 <sup>th</sup> April 2023  | 30 Gascoigne Avenue                | Alterations including part two storey part first floor rear extension with first floor Juliet balcony; new first floor windows to both sides; larger window replacing smaller window to first floor rear and single storey front extension with new pitched roof to front |
| The Committee considered this and noted that the door aperture was wider and that the pitched roof line was a considerable improvement on the two box like structures on the existing property. The Juliette balcony was at the rear of the property and the proposed plans were on the existing footprint from previous developments. The Planning Committee had <b>no objections</b> to this application.  |                                    |   |
| 23/02566/FU/NE<br>28 <sup>th</sup> April 2023  | 5 The Avenue                       | Dormer window to front; repositioning of existing velux windows in rear elevation   |
| The Committee <b>objected</b> to this application on the grounds of the proposed dormer window on the front of the property. The dormer would be an unwelcome addition to the area and was against the 4.2.1 National Planning Policy Framework (NPPF) and the Neighbourhood Planning Policy LE1: Conserving Historic Character (i) and (ii) and would set a precedent. Although the property was not in the conservation area of Scholes it was in the quiet locality of the village in historic Arthursdale. To change the outlook of the front of the property would not be in keeping with similar properties along The Avenue. 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. The Committee felt that the dormer would fail to adhere to the 45-degree angle and look immediately into the neighbouring gardens resulting in an adverse effect on the residential amenity of neighbours, by reason of overlooking, loss of privacy and overshadowing, however, they had no objection to the re-positioning of existing velux windows in the rear elevation. |                                    |   |

## 6. OTHER MATTERS

- a. Update on removal of wall on Leeds Road reported to Planning Enforcement on 7<sup>th</sup> July 2022 - Case Ref 22/00681/UOPS2  
There was nothing new to report.
- b. Concerns that the chicken farm on Long Lane was being used for storage of scrap vehicles - Case Ref 22/01065/UCU3  
Following the April meeting, the Clerk had written to Leeds City Council (LCC) Planning Enforcement. There were three elements to the original query, but the case reference seemed to be focused just on the vehicles and the Clerk's follow up email asked the LCC Planning Enforcement team to respond to the other issues, in particular the building. LCC Planning Enforcement had replied saying that the structure was to be removed in Spring 2023 (they were chasing for an exact date) and the owner was aware that, if agreement was unable to be reached regarding a timescale when it would be removed, LCC may consider the service of enforcement action. The Enforcement team understood that at least half of the vehicles had been removed and they would be arranging a visit shortly if they were unable to get supporting date stamped/photographic evidence from the owner. Regarding the attenuation ponds, the Enforcement team did not regard this as a planning matter and referred the PC to Yorkshire Water Authority.
- c. Concerns from a resident about 15 Gascoigne Avenue.  
The Clerk had passed on these concerns to LCC Planning on 21<sup>st</sup> April and had received a reply from LCC Planning Compliance on 24<sup>th</sup> April which anticipated that a site visit would be made within twenty working days of the date of their letter. They had assigned this a case reference, 23/00437/NCP3.
- d. 7 Lyndhurst Close  
Cllr. Ward had been to the Pavilion in Scholes and was concerned that the work being done was well above the roof line of nearby properties and noted the effect on the visual amenity. She had taken a photograph from the Pavilion car park which highlighted this very clearly. LCC had refused this, but this decision had been overturned on appeal. Nevertheless, it was felt that LCC needed to be made aware in order to carry out checks that the construction was consistent with the submitted plans. Cllr. Ward would forward the photograph to the Clerk.

## 7. DATE OF NEXT MEETING

7<sup>th</sup> June 2023 at 6:30pm in Barwick in Elmet Miner's Institute.

The meeting closed at 7:40pm

Signed

Chair  
7<sup>th</sup> June 2023