

BARWICK in ELMET & SCHOLLES PARISH COUNCIL: PLANNING COMMITTEE meeting held at 6:30pm on Monday 12th June 2023 in the Miner's Institute, Barwick in Elmet.

PRESENT: Councillors Alexandra Cantelo, Karen Dales and Stella Walsh.

In Attendance: Two residents and the Clerk.

1 APOLOGIES FOR ABSENCE: Cllr. Williamson.

2 DECLARATIONS OF INTEREST: None.

3 PUBLIC PARTICIPATION

There were two members of the public present who were considering becoming Parish Councillors and as such, had no planning issues to raise.

4 MINUTES OF PREVIOUS MEETINGS: It was **resolved** that the minutes of the Planning Committee meeting held on 3rd May 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
23/02983/FU 22 nd May 2023	42 Flats Lane	Alterations including single storey extension to rear with feature glazing; single storey extension to side including creation of new entrance; demolition of garage and conservatory to rear; new terrace and outdoor seating to rear
The Committee considered this application. There were no concerns regarding the public right of way which ran behind the property. The Committee considered roof tiles, the brickwork, the render and the use of aluminium casing. A side-by-side comparison of what was proposed and the existing structure was done and the square meterage noted. The front of what was proposed was visually the same as the existing structure, The proposals being for side and rear extensions (making the property longer but otherwise using the same footprint). They were going into the roof, but not raising the overall height. It would still be possible to gain access to the rear and it was noted that the garage and the old conservatory would be demolished. It would still be possible to park two vehicles at the front. The Committee were happy that there were no proposals for windows which overlooked the adjacent property. The Committee had no objection to this application. The 45° angle was being adhered to and it was sympathetic in design and build.		
23/03118/TR	37 Main Street, Scholes	We would like the trees removing. We are aware that 3 other trees were removed when the plot was redeveloped. If this were to happen we would happily pay for

23 rd May 2023		some smaller plants to replace them. We would like someone to come out and look at the plot when I am present. These trees over hang onto 37 Main Street and not only do they cause a light issue, they have a number of nesting pigeons in the branches. This is causing a major issue as the bird poo is covering the drive of 37 Main Street
The Committee looked carefully at this application and had no alternative but to object to this in its entirety. The trees were subject to Tree Protection Orders and were in the Conservation area of Scholes. They were neither diseased nor breaking or falling down, there was no damage the trees this would neither stop nor prohibit any bird droppings, as birds would sit on rooves, therefore you would not remove the roof of the house! This goes against the Neighbourhood Plan Policy 5.2 Landscape and the Environment LE1: Conserving Historic Character. Cutting the trees down would have an adverse effect on the street scene. It was felt that the trees could be a hundred years old and the applicant had probably lived there about twenty-five years. The Committee agreed to recommend to Leeds City Council (LCC) that permission be given for the trees to be cut back (as long as this could be done without causing damage to the trees) and suggested a regular crown clean.		
APP/N4720/D/23/3322173 23/00572/FU 24 th May 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 this was an appeal against refusal and the Committee stood by its original comments and was not able to comment further.		
23/03231/FU/NE 1 st June 2023	Field Adjacent Elmet Road	Retrospective application for access to Field adjacent Elmet Road
The Committee had no objection to this application which was in line with the Neighbourhood Planning Policy 5.5 The Economy 5.5.2 Farm Diversification (i) (ii) (iii) Development proposals for the diversification of farms will be supported where this enables production from the land.		
23/03273/FU 6 th June 2023	Lowfield Farm, Aberford Road	Erection of detached oak-framed garage for four cars incorporating external staircase leading to first floor for use as home office and gym with four dormer windows to front
The Committee agreed to object to this application.		
23/03380/FU 6 th June 2023	4 The Mount	Demolition of existing side extension; construction of single storey side extension; reposition door to side
The Committee considered this application and found the 3-D plans very helpful and considered the floor plan. The 45° angle had been adhered to and the proposed extension was not coming out much further than the original extension and as such, the Committee had no objection to this application.		

6. OTHER MATTERS

- a. Update on removal of wall on Leeds Road reported to Planning Enforcement on 7th July 2022 - Case Ref 22/00681/UOPS2
The Clerk would chase Planning Enforcement for an update as there was still no progress,
- b. Concerns that the chicken farm on Long Lane was being used for storage of scrap vehicles - Case Ref 22/01065/UCU3
Progress on this was reported at the May 2023 meeting, there was nothing further to report since then.
- c. Concerns from a resident about 15 Gascoigne Avenue.
The neighbour had concerns that the work was having an adverse effect due to cement from the brick works getting on her drive and kitchen window and door. Most of the external work on this property had now been completed and these problems were unlikely to continue.
- d. Concerns about the demolition, site clearance and construction works at 'The Rectory' - Main Street Barwick In Elmet.
There was nothing new to report on this since the last meeting and therefore the Clerk would pursue Planning Compliance for an update.
- e. 7 Lyndhurst Close
The Clerk would chase Planning Compliance for an update as there was nothing new to report since the May meeting.
- f. Changes to the Planning Portal.
Concern was expressed about proposals by LCC Planning to make changes to the Planning Portal so that resident's comments would no longer be publicly visible. Cllr. Dales reported that she had been made aware of these changes having seen a letter from Ward Cllr. Alan Lamb to LCC about this. These changes had been made with immediate effect and without consultation, initially for a trial period of six months. It was agreed that the Clerk write to Harewood Ward Cllrs. Firth and Robinson to express concerns about this in line with those in Ward Cllr. Lamb's letter.

7. DATE OF NEXT MEETING

5th July 2023 at 6:30pm in Saint Philip's Church Hall, Scholes.

The meeting closed at 7:20pm

Signed

Chair
5th July 2023