

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

PRESENT: Councillor Karen Dales.

In Attendance: The Clerk.

1 APOLOGIES FOR ABSENCE: Cllrs. Cantelo, Gilmore, S. Walsh and Williamson,

2 DECLARATIONS OF INTEREST: None.

3 PUBLIC PARTICIPATION

There were no members of the public present.

4 MINUTES OF PREVIOUS MEETINGS: As the meeting was not quorate, it was not possible to pass any resolutions and therefore this item was deferred.

5 PLANNING APPLICATIONS:

- a. It was noted that the following applications, notified since the cancelled meeting of 5th July 2023, had been determined by Leeds City Council (LCC)

Application number & date	Applicant	Description
23/02442/FU 24 July 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. Leeds City Council Decision - Approved
22/08245/FU 25 th July 2023	18 Flats Lane – revised plans	Alterations and extensions to existing bungalow including re-roof, front, side and rear single storey extensions. Leeds City Council Decision - Refused
23/02566/FU/NE - Re-Notification - 28 th July 2023	5 The Avenue	Dormer window to front; repositioning of existing velux windows in rear elevation. Leeds City Council Decision - Approved

23/9/00204/MOD	21 Arthursdale Grange	Single storey rear extension - NON MATERIAL AMENDMENT TO 18/05972/FU - 1) Increase in depth of the extension from 3487mm to 4050mm 2) Change single large roof lantern to three smaller roof lanterns. Leeds City Council Decision - Refused Not A Non Material Amendment
23/04928/DHH	16 The Avenue	4.54m single storey rear extension, 3.87m to ridge height, 2.50m to eaves. Leeds City Council Decision – Planning Not Required

b. It was noted that the Clerk had responded to the following applications using his delegated authority.

Application number & date	Applicant	Description
23/03630/FU/NE 27 June 2023	15 Gascoigne Avenue	Variation of conditions 3 and 5 (materials) to previously approved planning application 22/00751/FU (Alterations including raised roof height to incorporate new first floor with dormer windows, single storey side and rear extension and demolition of existing garage) for use of render on various elevations plus the face and cheeks of the dormer windows. No objection from the PC to the dormer windows on the rear of the property, but object to the dormer on the front of the property
APP/N4720/D/23/3324390 23/01145/FU 27 June 2023	Bar House Farm, Kiddal Lane	Demolition of existing conservatory and porch; erection of new link extension to join existing buildings. Letter to the Planning Inspectorate from the PC supporting the position taken by the principal authority (LCC) in refusing this application.
23/03903/FU 29 June 2023	78 Potterton Lane	Single storey side extension. No objection from the PC.
23/04101/FU 12 July 2023	The Manor House, Barwick Road	Retrospective application for alterations including single storey side extension with new front entrance door with steps and balustrade above; new front boundary wall with brick piers and metal gates. PC position unchanged as the revised application does not address the concerns previously raised.
23/03273/FU/NE 14 July 2023	Lowfield Farm, Aberford Road	Change of use of land for residential purposes including the 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. PC position unchanged as the revised application does not address the concerns previously raised.

c. The following applications were considered;

Application number & date	Applicant	Description
23/04168/LI and 23/04174/FU 17 July 2023	Kiddal Hall, York Road	Listed building application for replacement of three windows and four external doors. Internal alterations to create new floor layouts including new partition walls and doors. Alteration of boundary wall to form new access opening. Replacement of rainwater goods. Erection of detached outbuilding; alteration to boundary wall.
There was concern about the alteration of the boundary wall to form a new access opening as this wall was listed (the land immediately around the hall is recorded as a heritage asset on the West Yorkshire Historic Environment Record). The planning application showed a small gap which had been added which was not there previously which would be increased to six or seven feet wide under the proposals. Access to this gap would be across land which was believed to belong to Kiddal Hall Farm and it was felt that the granting of planning permission to create this gap would require evidence of easement rights. There was currently a turning circle which formed part of the adopted highway. A letter from Historic England dated 29 th January 2021 was referred to. The Clerk would respond using his delegated authority to say that the PC felt unable to support this application in its current form due to concerns about easement rights and removal of part of a listed wall and would therefore object to the current proposals.		
23/03843/FU 17 July 2023	13 The Avenue	Single storey extension to side.
The Clerk would respond using his delegated authority to say that the PC had no objections to this application.		
23/04319/RM 8 th August 2023	Phases 1A And 1B East Leeds Extension Northern Quadrant Leeds	Reserved Matters application for layout, scale, appearance, landscaping, and access of phases 1A (220 dwellings) and 1B (132 dwellings).
No comments from the PC at this stage, this development is largely outside the Parish boundary.		

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 last chased Planning Enforcement on this on 20th June 2023 and would seek an update.
- b. Concerns that the chicken farm on Long Lane was being used for storage of scrap vehicles - Case Ref 22/01065/UCU3. LCC Planning Enforcement had advised that the structure was to be removed in the Spring of 2023 and the owner was aware that enforcement action would be considered if this deadline was not met. The Clerk would ask Planning Enforcement for an update.
- c. Concerns from a resident about 15 Gascoigne Avenue. Most of the external work on this property had now been completed and at the June meeting, it was felt that the problems the neighbour had encountered were unlikely to continue. However the neighbour had contacted the Clerk via the PC website on

2nd July. Having had seven months of disruption, she was concerned that delays caused by the variation of conditions 3 and 4 (materials) to previously approved planning application would have had an adverse effect on completion timescales.

- d.** Concerns about the demolition, site clearance and construction works at 'The Rectory' - Main Street Barwick In Elmet.

A chasing email had been sent on 20th June 2023, this received a reply the next day, reference 23/00650/NCP2 and an email from LCC Planning Compliance 30th June 2023. A site visit had been done and a report was awaited. A further email was received on 13th July. The hours of construction set out within the Construction Management Plan document, submitted 16th May 2023, were not considered acceptable and should be limited to 0800-1800 Monday to Friday, and 0900 to 1300 Saturdays, with no works taking place on Sundays or Bank Holidays, to protect the amenity of nearby residents. It was also noted that tree protection details submitted should be strictly adhered to and the tree protection fencing has not been installed as detailed on the approved plans. The LCC Planning Compliance officer would liaise with the site manager to ensure these matters were addressed.

- e.** 7 Lyndhurst Close

The LCC Planning Compliance officer had visited the site. The dormer height was slightly bigger than that shown in the plans, however the measurements were de minimis and would still be classed as in accordance to the plans. The officer would close the case.

- f.** Concerns that a local farmer is running a tyre business from his farm and that he is living in a static caravan and reports of dumping on the land.

Cllr. Dales had spoken to the farmer in question and clarified matters with him. The complaint had been received anonymously and therefore, this matter would not be pursued.

7. DATE OF NEXT MEETING

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

The meeting closed at 7:30pm