

BARWICK in ELMET & SCHOLLES PARISH COUNCIL (PC): PLANNING COMMITTEE meeting held at 6:30pm on Wednesday 15th November 2023 in Scholes Village Hall ante room

PRESENT: Councillor Karen Dales (Chair)
Councillors Deborah Gilmore Stella Walsh

In Attendance: The Clerk.

1 APOLOGIES FOR ABSENCE: Cllr. Williamson.

2 DECLARATIONS OF INTEREST: None.

3 PUBLIC PARTICIPATION

There were no members of the public present.

4 MINUTES OF PREVIOUS MEETINGS: As neither of the two previous meetings were quorate, the record of these meetings was purely a record of what was discussed and no formal decisions could be taken.

5 PLANNING APPLICATIONS:

- a. The following applications made since the last Committee meeting were noted, due to the nature of these applications, the Committee was unable to comment on them.

Application number	Applicant	Description
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
23/02563/COND	Flying Horse Farm, York Road	Consent, agreement or approval required by conditions 6, 8, 9, 13, 17, 18 and 23 of Planning Application 21/01756/FU
23/06490/CLE	118 Leeds Road, Barwick In Elmet	Certificate of Existing Lawful Development for Use as a detached outbuilding to the rear
23/05234/CLP	3 Milton Drive	Certificate of Proposed Lawful Development for a single storey side extension
23/05277/COND	Land At Miry Carr Lane, Off Thorner Lane	Consent, agreement or approval required by conditions 3, 11 and 13 of planning application 22/00107/FU

23/06071/TR	The Coach House, Main Street, Barwick In Elmet	T1 mature Elm - Remove epicormic growth to crown break. Lift to STATS over Rd 5.2 meters as branches hitting high sided vehicles. Clear street lightning to allow light cast, draw back from the property/chimney stack on the east side by 2 meters and crown reduce on north, south, east and west and height by 3 meters or to nearest suitable crown point in line with BS 3998. The tree has a very high amenity value due to its location and species. The tree is now needing attention as the pollard cycle has been allowed to lapse over many years and risk of potential failure is high. Tree located on the Main Street in the centre of the village Barwick in Elmet.
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- b. It was noted that the following applications had been determined by Leeds City Council (LCC) since the last Planning Committee meeting.

Application number and date	Applicant	Description
23/05099/FU/NE 4 th September 2023	15 Chapel Lane	Single storey rear extension. Approved.
23/05320/FU 11 th September 2023	6 Parlington Meadow	Single storey rear extension. Approved
23/05311/FU 7 th September 2023	Red Kite Farm Barnbow Lane	Retrospective Application for the Extension to Agricultural Building. Approved
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. Approved
23/05519/FU 18 th September 2023	28 Richmondfield Lane	Two storey side extension with extension to existing rear dormer window. Approved
23/05372/FU 12 th September 2023	30 Elmet Road	Part two storey part single storey side/rear extension and porch to front. Refused
23/05488/FU 15 th September 2023	21 Arthursdale Grange	Demolition of existing conservatory; construction of single storey rear extension. Approved
23/05359/LATR 7 th September 2023	Memorial Trees on Station Road	G1 (T2-T36 of TPO2008_043) - Mixed species, mainly Lime or Horse Chestnut: Crown lift to 5.5m over the highway and 3m over the footpath.

		Laterally reduce any branches up to 4m to 50cm inside of curb line. Approved
23/04948/COND	Oak Tree Farm, Taylor Lane	Consent, agreement or approval required by condition 10 of planning application 23/00020/FU - Oak Tree Farm Taylor Lane Barwick In Elmet Leeds LS15 4LX. Approved
23/04845/CLP	25 Station Road	Certificate of Proposed Lawful Development for a single storey rear extension. Approved
23/04866/FU	20 Morwick Grove	Single storey extension to front. Approved
23/05362/TR	27 Beck Meadow	T1 Black Poplar - Fell. No objection
23/05525/FU 18 th September 2023	18 Flats Lane	Single storey extensions to front, incorporating new entrance, and both sides ; demolition of existing conservatory and garage. Approved
23/04958/FU 7 th September 2023	5 Elmwood Avenue	Demolition of existing garage; Creation of new first floor to existing bungalow to form two storey dwellinghouse; alterations to ground floor fenestration; new porch canopy to front; new detached garage to side and alteration to entrance access with associated landscaping works. Approved
23/04168/LI No formal notification	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. Approved
23/04174/FU 17 July 2023	Kiddal Hall, York Road	Erection of detached outbuilding; alteration to boundary wall. Approved

c. The Committee considered the following applications.

Application number & date	Applicant	Description
23/06330/FU 26 th October 2023	57 Nook Road	Part single storey, part two storey rear extension with balcony area; two storey front extension
The Committee felt that this application was overdevelopment of the site with an increase of more than 50% of what was already there. It was noted however, that precedent had been set as other properties nearby had been similarly extended. The proposed plans showed the addition of a basement to be used as a cinema room, this was not shown in the description of what was proposed. The extension to the front would be forward of the building line. It was also noted that the rear of the back garden had historically been part of the old railway line, the purchase of which would have imposed conditions on the usage of that piece of land in order to preserve the rural character. The balcony at the back was overlooking the neighbouring property and would result		

in loss of privacy to them. It was therefore resolved to object to this proposal due to the issues regarding overdevelopment and loss of privacy.		
23/06415/FU 30 th October 2023	25 Fieldhead Drive	Part Two storey part single storey rear extension and new porch to front
The Committee felt that this was a very large extension on what was already a large property on a relatively small plot of land. The Committee considered the effect on the street scene and felt that the porch to the front would have a minimal effect on this and had no objections on this part of the application. It was also recognised that precedent had been set by large extensions on neighbouring properties and the location of the property was taken into account. It was noted that Fieldhead Drive was within an area of Greenbelt and that the local planning authority had refused previous applications for this reason it was resolved to object to this application.		
23/05731/FU/NE 4 October 2023	16 The Avenue	Single storey rear extension
The Committee was unable to comment on this as since the agenda was published, the application had been withdrawn.		
23/06563/FU 6 th November 2023	41 Lyndhurst Crescent	Two storey side extension, single storey rear extension and loft conversion with dormer window to rear
The Committee felt that this application was overdevelopment of the site with an increase of more than 50% of what was already there. The dormer would make this into a three-storey dwelling. The loss of car parking was also noted. The Committee considered whether the presence of windows on the side elevation would result in a loss of privacy to the properties on Lyndhurst Close but felt that these would cause no loss of privacy to the neighbouring properties. It was resolved to object to this proposal on the grounds that it was overdevelopment of the site.		
23/06532/FU 10 th November 2023	7 Elmete Croft	Single storey rear extension
The Committee were concerned that this was a large extension on a small plot. However, being a rear extension, it did not have an adverse effect on the street scene. There was a block of garages on the boundary where the proposed extension would go and therefore no residential properties would be affected by this proposal and therefore it was resolved that the Committee raise no objection to this proposal.		

6. OTHER MATTERS

- a. Removal of wall on Leeds Road - Planning Enforcement - Case Ref 22/00681/UOPS2.
Nothing further had been heard since 20th June. This adjoined 118 Leeds Road (see 23/06490/CLE above).
- b. Chicken farm on Long Lane being used for storage of scrap vehicles and a new structure had been erected - Case Ref 22/01065/UCU3.
Nothing further had been heard since the last Committee meeting (the last communication from 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).
- c. Concerns about 15 Gascoigne Avenue.

An email had been received from LCC Planning Enforcement advising that homeowners planning application 23/03630/FU had been approved and that as the application was now approved, they would now be closing their case on the property.

d. 7 Lyndhurst Close

It was agreed that this item could be removed as a standing agenda item for future agendas.

e. Barley Grange

Barley Grange was a cul-de-sac of three properties built on the site of a former garage. There was an orchard at the back of the garage which was not part of the development. Concerns were expressed, that building work appeared to be being carried out on this land, and that a new access gate has been created taking advantage of the farmers access track at the side of 148 Leeds Road without the consent of the farmer. This would be reported to the planning authority's Planning Compliance team.

f. Neighbourhood Plan

There was a concern that the policies in the existing Neighbourhood Plan were not robust enough, specifically with regard to conversion of bungalows into two-story properties and front extensions. Cllr. S. Walsh was a member of the Neighbourhood Plan review group and would feed this back accordingly.

7. DATE OF NEXT MEETING

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

The meeting closed at 7:45pm