

**DRAFT MINUTES OF THE MEETING OF SHADWELL PARISH COUNCIL PLANNING COMMITTEE**  
**(Subject to confirmation)**  
**12<sup>TH</sup> AUGUST 2019**

**Membership:** D. Trickett (DT) (Chairman) (Present)  
N. Tulwa (NT2) (Present)  
D. Ford (DF) (Present)  
E. Stapleton (Present)  
M. Wilford (MW) – Community Representative (Present)

**Also present:** The Clerk and three members of the public.

*The chairman opened the meeting at 6:30pm.*

19/19 **Apologies for absence** – none.

20/19 **Minutes of the meetings held on 8<sup>th</sup> July 2019** – agreed and signed by Chairman.

21/19 **Declarations of interest** – NT2 declared an interest with regard to item 25i/19 below and took no part in the discussions on that item; ES declared an interest with regard to item 25ii/19 below and took no part in the discussions on that item.

*The chairman suspended the meeting at 6:33 to allow members of the public to speak.*

**22/19 Representations by members of the public**

- i. **15 Cricketers Fold** - A nearby resident presented photographs of the location and outlined the reasons why he had lodged a objection to the planning application, which included severe loss of light to the adjacent property, conservatory and patio area.
- ii. **22 Ash Hill Drive** – Nearby residents outlined the reasons why they had lodged an objection to the planning application which included concerns about overshadowing and loss of light, that the front extension would be out of character with adjacent properties, that a culvert to the rear of the properties could be damaged and that the rear extension would overstep a covenanted boundary line.

23/19 **269 Main Street** – concerns of nearby resident regarding construction work to the front of the dwelling noted. Clerk and DT reported that LCC’s Planning Enforcement have been asked to investigate and take action, if appropriate.

**Action:** Clerk to monitor progress.

24/19 **Oakhill Lodge, Roundhay Park Lane** – noted that an application to demolish the dwelling has been lodged with Leeds City Council and that there are no provisions to comment or object to the application.

25/19 **New Planning Applications** – The following planning applications was considered, taking account of comments made earlier in the meeting:

- i. **19/04026/FU - 15 Cricketers Fold** - Two storey rear extension with Juliet balcony; single storey side extension - Agreed to object on the grounds that the proposed two-storey rear extension would overshadow the next-door house, resulting in an unacceptable loss of light. It is also

possible that the extension would exceed the 45-degree rule, given the positioning the windows. Agreed that a single storey rear extension with the same footprint would be acceptable.

- ii. **19/03906/FU - 22 Ash Hill Drive** - Single storey side/rear extension including new patio area with gated access and enclosed retaining wall to rear; single storey front extension – Agreed to object on the grounds that that the extension to the front of the property would be out of character with adjacent properties, the extension would overshadow the conservatory at No. 20 and adversely affect access to light, that a covenant is believed to be in place which precludes building beyond the boundary of the original gardens to the rear of the property and that a culvert running under the properties could be adversely affected by the footings of the extension.
- iii. **19/04070/FU - 8 Blind Lane** – First floor rear extension – Agreed to object the grounds that the extension would affect the access to light of the adjacent bungalow.
- iv. **19/04501/FU - 19 Shadwell Park Avenue** – Single storey rear extension – No objection.
- v. **19/04266/FU - 88 Ash Hill Drive** - Two storey and single storey side/rear extension incorporating two dormer windows to front and rear – No objection.

**Action:** Clerk to feed back comments to LCC.

26/19 **Urgent items which have arisen since publication of agenda and councillors' queries** – agreed to arrange for MW to attend YLCA planning training course. Clerk to check available dates and arrange.

**Action:** Clerk.

27/19 The Chairman closed the meeting at 6:58pm.

Signed: ..... Chairman

Date: .....