

Planning Meeting – 13th August 2018 at 6.00pm, Parish Council Office, Bramhope Village Hall

**Present: Rob Haswell (Chair), Simon Cooper, Hilary Harris, Diane Fox & Amanda Lawrence
Nicola Woodward (Clerk)**

1. Apologies were received from Cllr Alan Anslow
2. There were no interests declared.
3. Applications received from Leeds City Council and comment.

App No	Address	Description	Comments
18/04371	79 Leeds Road, Bramhope	Part single, part two storey side extension	No comment
18/03667	Delph View, Carlton Lane	Outbuilding to rear	No comment
18/03084	21 Sandy Walk Bramhope	Single storey front extension	The Parish Council objects as the proposal does not comply with LCC Household Design Guide page 26 as this addition is disproportionate to the property. The proposed bay extension is not small nor a sympathetically designed addition and does not adequately reflect the proportions and design of the existing windows as recommended on page 27 of the Leeds HDG.
18/04642	6 Parklands Crescent Bramhope	Single storey side and rear extension	The Parish Council objects as the proposed dormer as it does not comply with LCC Household Design Guide page 32/33, as the dormer is excessively large, projects beyond the hipped roof and is not sufficiently set down from the roof, up from the eaves and in from the sides. The proposal will dominate the roof plane and unbalance the existing dwelling.
18/04623	Prospect House 27 Breary Lane Bramhope	Single storey front extension; single storey side/rear extension; raise roof height; alterations to front and side.	The Parish Council objects to the proposal. The property is identified as a positive building in the Bramhope Conservation Area Appraisal and Management Plan. These proposals in our view would adversely affect the character of the building in the Conservation Area. The proposal contradicts page 26 of the LCC Household Design Guide which recommends that only very small additions to the front of the building will be acceptable. The proposed projection of the orangery beyond the principal facade is almost equal in width to the existing dwelling. In addition raising the roof of the garage to accommodate an additional bedroom is detrimental to the character of the original garage which is very much subservient to the main dwelling. The Parish Council would recommend that the proposed roof lights are of a conservation type with a central bar to be in character with the age of the building and the Conservation Area in general.



Mrs Nicola Woodward, Clerk to the Council
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4. Any other business

- 4.1 The Clerk raised an issue regarding the siting of a storage container. The issue has been referred to Leeds City Council Planning and Enforcement department for advice.
- 4.2 Cllr Fox raised an issue with two areas of fencing on Leeds Road which do not appear to comply with regulations. The Clerk will report both areas to Leeds City Council Planning and Enforcement team for investigation.
- 4.3 Cllr Harris raised an issue with private householders using power tools at the weekend and whether or not there are any restrictions. Cllr Cooper indicated that power tools should not be used on a Sunday. If a householder is concerned about excessive noise then they should contact Environmental Health.

5. Date of next meeting – tbc

The meeting closed at 6.45pm.

Minutes by Nicola Woodward

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