

Planning Meeting – 15th October 2019 at 5.00pm, Parish Council Office, Bramhope Village Hall

Present: Rob Haswell (Chair), Diane Fox, Alan Anslow, Hilary Harris. Ian Robinson

There was one member of the public present.

The member of the public raised local concerns regarding the Landowner Deposits notice that has recent been erected on land adjacent to Manor Gates.

- 1. To receive apologies**
Apologies received from Cllr Simon Cooper
- 2. To disclose or draw attention to any disclosable pecuniary interests.**
There were no interests declared.
- 3. Applications received from Leeds City Council and comment.**

App No	Address	Description	Comments
19/05858	16 Hall Rise, Bramhope	Single storey side extension with conversion of garage and conservatory to annexe	No comment
19/04053	Land adjacent to 11 Moor Road, Bramhope	Detached dwelling, parking and associated works to garden area	The Parish Council objects to the proposal to construct a new dwelling in the green belt on the following grounds. It is contrary to Paragraphs 143 and 144 of the NPPF (February 2019) in that it does not demonstrate any special circumstances to justify such a development in the green belt. it does not comply with the exceptions allowed by Paragraph 145. this is not a limited infilling in a village as required by paragraph 145e, as the site is not within the main envelope of the village. It is also contrary to Leeds saved UDP policy N33.

- 4. To discuss Notice of Landowner Deposits under Section 31 (6) of the Highways Act 1980 and Section 15A (1) of the Commons Act 2006 in relation to land at Manor Gates/Parklands/Cross Sykes and decide further action.**

The Parish Council have received information that an application has been submitted to include additional trees in the area under a TPO.

Leeds City Council have confirmed that there is an existing public right of way across the land as indicated on the plan attached to the modification order.

Cllr Fox suggested that local residents that have started the process of claiming additional ramblers rights across the field should continue with this. The field has been used by local residents for more than 20 years as an area for dog walking and walking.



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A suggestion has also been made by residents that Village Green status could be applied to the area of land. Cllr Fox had done some research on the Open Spaces Society website. The website gives definitions of lawful sports and pastimes for village greens. Walking and taking dogs for walks (for the benefit of humans) are included, however using an area as a defined path to get to a destination wouldn't count. Lawful pastimes must take place all year round.

The Planning Committee agreed that it would wish to support local residents with their campaign, but the decision to give support must be made by the Full Parish Council. It was agreed that the Planning Committee would recommend to FPC that the PC supports the residents to continue in their campaign to protect the green space from development.

5. To discuss an appeal lodged with the Secretary of State for the Environment in relation to 6 Hillcrest, Harrogate Road, Bramhope and decide further action.

A discussion took place. It was Agreed that a letter would be sent to the Secretary of State for the Environment supporting the comments made by LCC.

6. To discuss the revised Landscape Masterplan for the development at Breary Lane East

Following comments from the Parish Council the Landscape Masterplan have been improved. There were four areas that the Planning Committee wish to comment on further. It was agreed that the Clerk will send comments, as follows to LCC Officers and representatives of Miller Homes.

**i) Northern field (formerly orchard) southern boundary
Shown as landscape buffer**

Change to: existing vegetation to be retained and maintained

Reason: this southern boundary to the field currently comprises of several tall mature evergreens (holly) which form a thick and effective visual screen. The retention of these hollies will soften the visual impact of the development from Breary Lane East and especially the view of the development, to the south west, from the duck pond area. Residents of Breary Lane East have asked if this 'hedging' can be retained. Note that some gaps in the hedge will need filling.

**ii) Northern field (formerly orchard) eastern boundary
Shown as native woodland mix on part of this boundary.**

Change to: show native woodland mix on the full length of this eastern boundary

Reason: to provide more privacy to the residents, as requested by the residents.

**iii) Trees on the eastern bank of the duck pond
Some of the trees are shown as removed and replaced by meadow grasses mix, maintained long**

Change to: existing vegetation to be retained and maintained.



Reason: the retention of these trees will soften the visual impact of the development on Breary Lane East and especially views to the east from the Ebor Way which runs along Breary Lane East. Residents on Breary Lane East, especially those in the vicinity of the duck pond, have asked if these can be retained.

**iv) Hedge to the north of the duck pond adjacent to Breary Lane East
Hedge not shown.**

The parish council previously requested a hedge at this location however this is no longer needed as:

- The path to the north bank and lifesaving equipment are to be removed
- The hawthorn tree on the north bank are to be retained
- Additional landscaping is proposed in the 'village green' area to the south of the duck pond of nine standard trees and mounding.

These mitigating measures should remove the need for a hedge to the north of the duck pond and will allow the continuation of the views across the duck pond.

In addition planting of trees on the new roundabout will be requested.

7. Any other business

- i) The Clerk asked if Cllr Haswell would assist with a planning application for the new steps and slide at the childrens playground. This was agreed.

8. Date of next meeting

To be confirmed.

The meeting closed at 5.50pm

Minutes by Nicola Woodward

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