

Planning Committee
2018 Applications considered as at- 08/03/2020

App No	Address	Description	Recommendation	Outcome decided by LCC
18/06631	301 Leeds Road	Retrospective application for fence to front elevation	The Parish Council objects and refers to the officer's report in respect of application 18/06560 regarding 35 Leeds Road, planning permission for which was refused in November 2018. It is considered that the fencing erected at 301, which is in the green belt, is an incongruous addition and results in significant harm to the wider area, which is considered positive and worthy of protection. The fencing does not improve the site or comply with the clear guidance on appropriate boundary treatment. Due to unsympathetic design and height the fencing is an unacceptable addition which is contrary to the wider aims of Core Strategy Policies P10 & P12, UPD policies GP5, BD6 and N25 and HDG1 of the Householder Design Guide	Refused
18/07609	Treetops, 1 Sycamore Close, Bramhope	Alterations including dormer to front, gable roof extension to side, dormer to rear	No comment	Approved
18/07669	1 Parklands Crescent Bramhope	Two storey and single storey front/side extension with canopy to front	This is a prominent corner site and the gable end fronts on to Parklands Gate. The gable wall of the extension is contrary to guidance in policy HDG1 in design and appearance and is visually sterile. It is also detrimental to the street scene.	Approved
18/07749	2 Kings Road Bramhope	Part two storey part single storey rear extension, alterations to existing fenestration on both sides including new entrance door to side, patio to rear and new entrance gates to front	There are no objections to the extension but from a road safety aspect the gates should be set far enough back for an arriving vehicle to park off the highway whilst waiting for the automatic gates to operate.	Approved
18/02924	Stone Top Farm	REVISED Plans - Erection of one agricultural building	The Parish Council objects and the previous objection comment should remain.	Approved
19/00199	2 Creskeld Garth Bramhope	Single storey side and rear extension	No comment	Approved
19/00398	35 Leeds Road Bramhope	Retrospective boundary fence to front	The Parish Council objects. It considers the fence is too high and creates an overdominant development with a detrimental impact on the street scene, as do the gates.	Refused
19/00011	Hollybush House Old Lane, Bramhope	Part two storey, part single storey extension to side	The Parish Council objects. The length of the rear extension exceeds the limits of permitted development. The Parish Council is concerned that the volume will be increased by over 30% which is contrary to HDG3 and later additions such as the conservatory should not be included in calculation of volume of the original house. The development will also affect the openness of the green belt in this location.	Refused
19/00312	Treetops, 81 Leeds Road, Bramhope	Two storey extension to side	The Parish Council objects to the submitted planning application in that the proposal does not comply with page 30 of the LCC HDG, which recommends that two storey extensions achieve a degree of subservience. This can be achieved by setting the face of the extension back from the front of the existing dwelling and reducing the height of the ridge of the proposed roof.	Approved
19/00743	Former Site Of 1 To 25 Rosemont, Breary Lane, Bramhope	Construction of one block of eight apartments	The Parish Council would wish to object to the landscaping proposed as we feel it has inadequate screening to the car parking area in relation to Breary Lane and the Church. The Parish Council would wish to see a band of evergreen hedging running from parking space Number 02 to the Breary Lane footpath and similarly from parking space Number 05 to 06 on the Breary Lane frontage. In addition the Parish Council objects to the proposed bin store provision in that this is a very negative aspect fronting onto Breary Lane. The Parish Council would wish to see that proposed hedging is evergreen species to the rear of the plot. The Parish Council would wish to see the new trees and hedging, introduced to the site, to be of significant size and maturity for instant impact. The site is surrounded on three sides by the Conservation Area, therefore the development should enhance and preserve the special character of the Conservation Area. If secure cycle parking for each unit is to be provided it should be discretely located on the site.	Approved
19/00879	North Lodge, Carlton Lane, Carlton	Single storey extension to side, with Balcony over and Lantern roof, insertion of door and window to side; demolition of Porch and extension at rear	The Parish Council objects to the application in that the proposals do not comply with HDG1 including a inappropriate proportions of proposed windows, the first floor balcony which will be seen from Carlton Lane, problems with contrast with new and existing roof materials and lack of articulation on the eastern elevation where the two storey extensions are built up to the facade without any recess. We have concerns the extension may exceed a 30% increase over and above the original house volume.	Refused
19/01330	34 Parklands, Bramhope	Single storey rear extension	No comment	Approved

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19/01159	11 The Sycamores, Bramhope	Two storey side/rear extension incorporating dormer window to front and rear	The Parish Council would wish to object to the planning application in its current form due to the proposed new roof seen on the front/south elevation which should in accordance with LCC HDG page 30, which recommends that extensions achieve some degree of subservience which includes a lower ridge line than the main roof. In addition we object to the proposed new window in the main gable shown on the side elevation west as it will overlook the rear garden of the neighbouring property.	Approved
19/01206	16 Tredgold Crescent Bramhope	Single storey rear extension	No comment	Approved
	Land to Rear of 1 The Parade, Lily's, Bramhope	Shipping Storage Container	The Parish Council would like to support the comments made by the Planning Officer giving pre application advice that we would wish to see additional screening of the container considering that the site is in the Conservation Area.	Approved
19/01749	Bramhope Village Hall Old Lane	Weeping Willow to Fell	The Parish Council objects to the removal of T1, weeping willow as it does not support the felling of trees in the conservation area unless the tree is diseased or in a dangerous condition. The tree has a significant presence/visual amenity on Old Lane & should therefore remain. If the tree is diseased or dangerous then it should be replaced by a suitable tree of adequate scale & size to provide immediate visual impact. It should also be noted that the applicant is not the owner of the tree.	Approved
19/01473	Staircase House Staircase Lane	T1 Cedar - Fell and remove due to excessive shading. The tree has already been granted permission in previous years but the works on tree form has expired. To be replaced/replanted with an English Oak or Common Beech	The Parish Council does not object to the application but would like to request that any replacement tree is of a sufficient size/scale so as to offer immediate visual impact.	Approved
19/01342	Carlton Hall Farm Carlton Lane Carlton	Change of use including alterations to stone building to form a holiday let	No comment	Approved
19/01524	127 Leeds Road Bramhope	Single storey rear extension and raised decking area to rear.	No comment	Approved
19/01159	11 The Sycamores, Bramhope	Two storey side/rear extension incorporating dormer window to front and rear - REVISED PLANS	No additional comment to previous comment	Approved
19/01376	9 Moorland Road Bramhope	Single storey rear extension	No comment providing the proposals comply with HDG3.	Approved
19/01428	Site adjacent to 20 Leeds Road, Bramhope	3 Storey dwelling with integral garage	The Parish Council objects on the grounds that the proposed design does not enhance or retain the character of the Conservation Area.	Approved
19/01627	1 Old Lane, Bramhope	Porch to front, pitched roof and increase in size to side extension; new window to rear and Lantern to existing rear extension	No comment	Approved
19/02027	104 Leeds Road Bramhope	Part two storey, part first floor extensions to both sides; single storey extension with balcony to rear	The Parish Council objects in that the proposed extensions are not subservient to the main building as recommended in the LCC HDG nor are the front wall of the extension are set back from the main front wall of the existing property as recommended on Page 30 of the guide. In addition the Parish Council are concerned that the potential loss of privacy to the adjacent gardens from the proposed balcony at the rear of the property.	Approved
19/01824	1A St Giles Garth, Bramhope	Alterations including two storey side/rear extension; juliet balcony to rear with balustrade; porch with canopy to front; hardstanding to front	The Parish Council does not wish to object the planning application but would wish to make the following comments. 1. to express concern due to potential overlooking and loss of privacy to the adjacent rear garden. 2. We express concern about the loss of soft ground within the front garden of the property and replacement with macadem. We would suggest that more soft earth is retained or sustainable surface materials other than macadem are utilised.	Approved
19/02190	Sunways North Drive Bramhope	Single storey rear extension	No comment	Approved

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19/01958	The Old Barn Carlton Hall Farm Carlton Lane Carlton	Replacement outbuilding; increase height of stone boundary walls to 1.8m and 1.9m (part retrospective); increase access width by 300mm and installation of gates	The Parish Council objects on the grounds that the application is proposing is to remove the existing curved walls forming the original entrance to the property. This is a significant historic feature at gateway to the village and should in our view be retained. In the Parish Council's view the proposed new building replacing the outhouse can be set back from the existing historic wall. In addition the Parish Council objects to the proposed solid wooden gates in terms of height and material.	Approved
19/02472	21 Tredgold Crescent Bramhope	Single storey rear extension; convert existing integral garage to habitable room and store enlarged hardstanding to front	The Parish Council does not object to the application however we note that there is a significant increase to the hardstanding and in mitigation of the loss of planting we would like to see additional planting to compensate for its loss in the front garden between the boundary wall and the hardstanding.	Approved
19/02657	11 Wynmore Crescent Bramhope	Construction of decking in rear garden and fencing to both sides of property	The Parish Council wishes to object to the proposal to erect a 1.5 metre high fence located on the rear of the footway, contrary to the advice on Page 38 of the Leeds Household Design Guide. The Parish Council does not object to the proposed decking subject to there being no loss of privacy to adjoining gardens.	Approved
19/02655	Land At Breary Lane East Bramhope Leeds	Consent, agreement or approval required by conditions 5, 12, 15, 16, 17, 24, 25, 26, 27, 28 and 29 of Planning Application 13/05134/OT	See separate document.	
19/02985	7 Hall Rise, Bramhope	Single storey extension to rear and Garden improvement works	The Parish Council objects to the proposed 1.8 metre high wall, fence and gates facing Hall Rise and adjacent to the existing bridleway as it is not in character with the rest of the estate which is open plan in design and also does not comply with recommendations on Page 38 of LCC HDG. The Parish Council are also concerned about the potential loss of privacy to No 3 Hall Rise caused by the raised deck/garden to the rear of the property.	Approved
19/02997	29 The Birches, Bramhope	Two storey extension to rear; Rooflights to front	The Parish Council wishes to object to the application for the following reasons. The proposed rear extension does not comply with LCC HDG1 as it should be subordinate and not be over-dominant or overbearing, in shape and size and it should be in keeping with the original building. See pages 6 & 8 of the HDG. Windows and details should reflect the original house (see page 9 of the HDG). In addition the Parish Council note on the proposed side elevation a handrail is indicated and it is concerned that if this area is accessed as a balcony at any time in the future then there will be a loss of privacy to the garden of No 31 The Birches.	Approved
19/03396	2 Creskeld Park Bramhope	T1A, T2D, T3E, T4F and T5G Leylandii - Reduce in height to 2 metres. Have been allowed to grow to great height. T6H Nordic Spruce - Reduce in height to 2 metres	The Parish Council objects to the proposal to leave the Leylandii and the Nordic Spruce at a height of 2 metres. This proposal will neither enhance or preserve the character of the Conservation Area. The complete removal of the trees and replacement planting of appropriate native species should take place. The replacement planting should include 'standard' trees to give an immediate effect. The retention of the three other small trees referred to in the application should also be considered.	Approved
19/00743	Former Site Of 1 To 25 Rosemont Breary Lane Bramhope	Construction of one block of eight apartments - REVISED LANDSCAPING PLAN.	The Parish Council objects as it remains concerned about the landscaping and planting of this site. See previous comments published 13/03/18. We note that the bin store has been moved to a more acceptable location at the side of the building. The Parish Council supports the comments made by the Landscaping Team published 19/03/19 and those of the Conservation Team published 22/03/19.	Approved

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19/03112	Land At Carlton Bridge South East Side Harrogate Road Bramhope		The Parish Council wish to draw attention to an apparent anomaly between the submitted plans and the existing landfill works in that the proposed location of the new arena does not identify with the land levelled thus far and also whilst the Parish Council supports the application private use it would not like to see future change of use to a commercial operation.	Approved
19/03118	Ridgeway, 22 Creskeld Lane Bramhope	Retrospective application for private riding arena Variation of condition 2 (approved plans) and condition 3 (walling materials) of approval 17/06104/FU to amend roof tiles design and the addition of solar panels.	No comment	Approved
19/03027	The Grange Leeds Road Bramhope	Summerhouse to Rear	No comment	Approved
19/02728	Hillside 38 Hall Drive Bramhope	Outline Planning Permission for detached house	The Parish Council objects to the planning application on the following grounds. The proposal will neither enhance or preserve the character of the conservation area as referred to on Page 17 of the Bramhope Conservation Area Appraisal and Management Plan in relation to retention of character in particular the retention of gardens and spaces between buildings and the retention of mature trees when present.	Withdrawn
19/03354	14A Hall Drive Bramhope	Single storey rear extension	No comment	Approved
19/03559	North Lodge, Carlton Lane, Carlton	Alterations including single storey side extension with balcony over, demolition of porch and conservatory to rear.	The design concerns raised previously by the Parish Council have been addressed by the revised proposals.	Approved
19/03581	19 Sandy Walk, Bramhope	Single storey side and rear extension, Porch to front, Dormer window to rear, omission of pitched roof to rear in lieu of flat roof	No comment	Approved
19/02997	29 The Birches, Bramhope	Two storey extension to rear; Rooflights to front - REVISED PLANS	No comment	Approved
19/03593	Greenacres, Moor Road Bramhope Leeds	Alterations including two new glass balustrade to front, open porch with steps to front; single storey rear extension	No comment	Approved
19/03831	36 Hilton Grange Bramhope	Single storey side/rear extension	No comment	Approved
19/03765	200 Leeds Road Bramhope	Change of Use from detached dwelling house (C3) to Clinic and Ayurvedic/Organic Spa (D1); demolition of existing outbuildings and new hardstanding to form car park; external alterations to existing building including new access to South East elevation	The Parish Council objects on the grounds. 1. The loss of a residential building. 2. That the vehicular access and egress onto the A660 will be inadequate and dangerous. 3. The proposed boundary treatment of a 1.8 metre fence is unsuitable for this green belt site and contrary to Policy LD1 and N25 and there should be some planting along this boundary of hedging and standard trees. There should be some supplementary and additional planting along the boundary of the A660	Withdrawn
19/03982	Cherry Hill Staircase Lane Bramhope	T1 Mature Cedar - Dismantle and grind stump out and replant with Birch or similar. This is due to large dense canopy to the south of the property which blocks sun light as well as tree roots uplifting garden path	The Parish Council objects to the removal of T1, Mature Cedar as it does not support the felling of trees in the conservation area unless the tree is diseased or in a dangerous condition.	Approved
19/03666	5 St Giles Garth Bramhope	Porch to front.	No comment	Approved
19/03879/	Telecommunications Mast, Old Lane, Bramhope	Removal of existing monopole and equipment and installation of replacement 25m high valmont monopole on new reinforced concrete foundation and associated works	No comment	Approved
19/03980	Bramston Lodge, Carlton Lane, Yeadon	Two storey part single storey extension with balcony; patio area to rear; gable roof extension to rear; two storey front extension	The Parish Council would wish to object to the proposed 2 storey extension porch in that it is alien to the character of the building and is in a prominent position on the front of the building and is contrary to HDG1. We have no specific objection to the proposed extensions on the rear of the building and the use of materials but we feel very strongly that the entrance porch should reflect the character of the front of the property including use of materials. The Parish Council has no further objections providing the extensions comply with policy HDG3 in that the proposals should not exceed 30% of the original volume.	Approved

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19/04064	Land Adjacent 11 Hall Drive	Outline application for a detached house with garage	No comment	Approved
19/04267	17 Creskeld Lane Bramhope	First Floor Side Extension	No comment	Approved
19/4232	9 Kings Road Bramhope	Single storey side and rear extension & dormer windows to rear	No comment	Approved
19/04212	26 Tredgold Avenue Bramhope	Removal of detached Garage and construction of a single storey rear extension; Dormer window to rear and widening of access drive and dropped kerb	No comment	Refused - appeal lodged 7/1/20
19/04511	32 Hall Rise Bramhope	Part two storey and part single storey extension to side and rear and creation of link extension to garage with conversion of same to habitable accommodation.	No comment	Approved
19/03856	Land Off Carlton Lane Yeadon Leeds	Single dwelling to vacant land	No comment	Refused
19/04372	8 Tredgold Garth Bramhope	T6 Leyland Cypres Fell	The parish council has no objections but would like to see a replacement tree more appropriate to this location to mitigate the loss.	Approved
19/04751	6 Tredgold Garth	Single storey extension and dormer window to rear	No comment	Approved
19/04862	Bankside 9 Eastgate Close	Alterations to create new first floor to create enlarged dwelling, juliet balcony to rear, single storey front and side extension new roof to existing single storey rear, patio area to rear	The Parish Council wishes to object to the planning application in its current form on the following grounds, a) the proposal is out of character with the Conservation Area and neither enhances or retains its character. b) the proposal may be contrary to HDG page 7 concerning private garden space. c) there may be issues of loss of amenity including potential overlooking of neighbouring properties	Approved
19/04116	28 Parklands, Bramhope	Two storey and single storey front/side extension	No comment	Approved
19/04635	White Windows, Staircase Lane, Bramhope	Retrospective application installation of a pole mounted CCTV camera to front	The majority of Parish Council wishes to object to the application on the grounds that the pole and its height are obtrusive and out of character with the Conservation Area. In addition we would wish to avoid a precedent for this type of CCTV camera at this height for other properties. In addition we note that the direction of the cameras is onto public highway and would recommend that cameras should be directed towards private property.	Approved
19/05622	8 Wynmore Drive Bramhope	Single Storey Front and Rear Extension	No comment	Approved
19/05516	81 Breary Lane East Bramhope	Part two storey, part single storey front, side and rear extension; Juliet balcony to rear	The Parish Council objects to the planning application particularly in respect of the proposed side extension which in its view is too close to the adjacent historic stone property and adversely affects the character and appearance of said stone property. The proposal does not comply with LCC HDG Page 30 which recommends that an extension should be subservient to the main property with the ridge level lower than the ridge line of the main property.	Approved
19/05281	17 Creskeld Drive	single storey rear extension , roof light to side	No comment.	Approved
19/05260	The Old Piggery Green Banks Farm Otley Old Road	Change of use of agricultural building to dwelling (C3)	The Parish Council objects as it believes that a safe access for the dwelling cannot be achieved without harming the character and appearance of the countryside. (UDP Policy GB4). In addition we feel that the proposed access to site may be potentially dangerous in that it is giving access to a narrow road with a speed limit of 60mph.	Approved
19/05715	12 Creskeld Drive	Alterations including conversion of attic to form habitable rooms; single storey rear extension; rased terrace area with balustrade to rear; steps to side/rear; dormer windows to front, side and rear	No comment.	Approved
19/05858	16 Hall Rise, Bramhope	Single storey side extension with conversion of garage and conservatory to annexe	No comment	Approved

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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.	Refused
19/06302	Land Adj To Delph View Carlton Lane	One new dwelling	No comment	Refused - appeal lodged 25/02
19/06405	Stone Hill Gables 25 Hall Drive	Demolish existing detached garage; construct part two storey, part single storey side and rear extension with Juliet balconies to rear; raised decking area to rear; new first floor side window, first floor rear extension	The Parish Council objects to the planning application with regard to the two storey extension to the side which would be built up to the boundary and this does not comply with the recommendations of the LCC HDG page 11 and also 29. The proposed extension would be obtrusive and over dominant on the boundary and according to the design guide should be set back from the boundary (the larger the extension the greater the distance). In addition the Parish Council feels that the part of the extension above the utility and entrance hall is incongruous with the remainder of the front elevation in that the design should enhance or retain the character of the conservation area.	Approved
19/06748	8 Old Forge Mews Bramhope	T1 Cotoneaster - Fell and remove to ground level.	The Parish Council objects to the removal of T1, Cotoneaster as it does not support the felling of trees in the conservation area unless the tree is diseased or in a dangerous condition. The Cotoneaster should be cut back or pollarded then maintained to a reasonable size rather than be removed. The berries on the Cotoneaster provide a valuable source of food for wildlife at this time of year, whereas the neighbouring conifers provide little benefit for wildlife.	Approved
19/06750	26 Leeds Road Bramhope	Two storey rear extension	No comment	Approved
19/06632	Highfield Stables Carlton Lane Guiseley Leeds LS20 9PE	Alterations involving demolition of barn and replacement with new residential house	The Parish Council objects on the following grounds. 1. The proposal does not comply with the very special circumstances required by saved UDP policy N33 2. nor does it comply with Policy GB4 or GB9. 3. The Parish Council does not feel that the proposal complies with NPPF Paragraph 145G in that it will have a greater impact on the openness of the green belt (it must do as it both higher and contains a significant number of windows, new doors etc in comparison to the existing building. 4. Paragraph 79 of the NFFP Item E states that the design should be of exceptional quality in that it should be truly outstanding or innovative reflecting the highest standards in architecture. The Parish Council can see nothing in the proposed design that meets any of these criteria.	Current
19/06726	30 Breary Lane Bramhope	Gable wall side extension including roof lights and dormer window to rear; alterations to detached garage to form habitable room	The Parish Council wish to object to the proposed development particularly with regard to the proposed dormer window to the rear. The proposed dormer does not comply with the LCC HDG Page 32 and 33 which states that the dormer should be as small as possible with as much of the original roof remaining as possible. The proposed dormer takes up the majority of the roof and therefore does not comply with the criteria in the Design Guide.	Approved
19/07131	Holland House 3 Church Hill Bramhope	Alterations to outbuilding to form garden room	No comment	Approved
19/07194	39 Parklands Bramhope	Alteration including two storey side extension, patio to rear and new front door	No comment	Approved
19/07236	19 Sandy Walk, Bramhope	Single storey front, side and rear extension; dormer windows to rear	No comment	Approved
19/06949	Bramhope Scout Camp	Construction of a cycle track	No comment	Approved
19/07276	The Granary Arthington Road	Single storey orangery to rear and large new window to first floor rear	No comment	Approved
19/07419	Penny Lane Carlton	Raising of roof height creating rooms in roofspace, including dormer windows to front side and rear	The Parish Council has no objections providing the proposals meet with policy HDG3.	Approved

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19/07388	36 Hilton Grange Bramhope	Single storey outbuilding to rear	The Parish Council has no objections providing the proposals meet with policy HDG3, taking note of the previous application for a single storey side extension which was approved on 15/08/19. In addition the Parish Council would like to be assured that the proposal does not exceed half of the original garden space as mentioned in HDG page 7.	Approved
19/78382	93 Breary Lane East Bramhope	Two storey side and rear extension	No comment	Approved
19/07418	1 Creskeld Garth	Works to protected trees	The Parish Council objects to the removal of T3 Cherry, T4 Cotoneaster, T5 Apple, T7 Willow as it does not support the felling of trees in the conservation area unless the tree is diseased or in a dangerous condition.	Approved