

**Planning Meeting – 10<sup>th</sup> March 2020 at 5.00pm, Parish Council Office, Bramhope Village Hall**

**Present: Rob Haswell (Chair), Diane Fox, Alan Anslow, Hilary Harris**

There was one member of the public present.

- 1. **To receive apologies**  
Apologies received from Cllrs Cooper and Robinson.
- 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
20/00128	Land to rear of 17 Breary Lane East/Creskeld Drive Bramhope	Construction of new dwelling	<p>Bramhope &amp; Carlton Parish Council has no objections in principle. However our comments on the application are made with reference to some of key ways to retain character in this part of the Bramhope Conservation area. These are "the retention of gardens with spaces in front, behind and between buildings" and the "retention of historic boundary wall treatments including walls and mature hedgerows" (Bramhope Conservation Area Appraisal &amp; Management Plan, 2011, p.16).</p> <p>The footprint of the house in relation to the side boundaries of the plot should help to retain the sense of space on this plot, they should not encroach too closely on these boundaries.</p> <p>The mature boundary hedging, much of which is beech, at both sides of the plot, should be retained.</p> <p>The dry stone wall at the front of the plot should be retained and conserved.</p> <p>The proposed 1.8m boarded timber fencing should not be erected on any of the boundaries to the front of the house. The use of it here would not reflect the character of the boundaries in the other front gardens on Creskeld Drive.</p> <p>Additionally the vehicle access and hard standing (block paving) should comply with SuDS and not discharge onto the highway. In periods of heavy rain there are often problems with accelerated run off along the</p>



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			steep gradient of Creskeld Drive.
20/00648	3 Manor Close Bramhope	Alterations to widen existing driveway with two stone pillars and an new sliding electric gate to front.	The Parish Council does not object in principal but would like to see an open texture to the gate in keeping with other gates in the vicinity e.g. wrought iron.
20/00567	86 Leeds Road Bramhope	Change of use B1 (business) to A2 (financial and professional services)	No comment
20/00716	48 Creskeld Lane Bramhope	Two storey rear extension	The Parish Council do not object to the planning application however we would wish to see the planning conditions applied to the 2017 planning consent also applied to this application.
20/00991	Croome Hill 22 Hall Drive Bramhope	Demolition of existing conservatory. Replacement single storey side extension. Dormer window to rear. Demolition of front extension and construction of new entrance lobby.	No comment
20/00847	13 Parklands Bramhope	Alterations including two storey rear extension, two new windows at first floor level.	No comment
20/01118	1 Kings Road	Alterations including; two storey part single storey side extension; two storey part single storey rear extension; enlargement of driveway to form hardstanding to front; two dormer windows to front	The Parish Council has no objection in principal to the application however it would wish to ensure that drainage is provided to the access driveway and new parking such that no surface water runs from the drive onto the main highway (Kings Road). The access gates should be set far enough back from the highway so that a vehicle completely leaves the highway whilst waiting for the gates to open.
20/01200	Breary Lane East Bramhope Leeds	Application to modify section 106 planning obligation by amending the mortgagee exclusion clause	No comment
20/01294	11 North Mead Bramhope	Single storey side extension and single storey rear extension	The Parish Council wish to object to the application on the following grounds. 1) The proposed rear extension is considerably in excess of the 3 metres maximum recommended on a common boundary in the LCC HDG Page 11. 2) The side extension will create an unacceptable recess between it and the entrance to property No 34 Long Meadows. as a result the Parish Council are concerned about the impact on the neighbouring property as in Policy HDG 2.

#### 4. Any other business

##### 4.1 Date of next meeting

The date of the next meeting will take place on Wednesday April 1<sup>st</sup> at 6.00pm.



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The meeting closed at 17.57.pm

Minutes by Nicola Woodward

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