

App No	Address	Description	Recommendation	Outcome decided by LCC
19/07577	Land At Breary Lane East Bramhope Leeds	Reserved Matters application for 39 affordable dwellings relating to access, scale, layout, appearance and landscaping pursuant to Outline Application 13/05134/OT	No comment	Current
19/07696	White Windows, Staircase Lane, Bramhope	Garage conversion to habitable room space with single storey rear extension and gable end roof to the side	No comment	Approved
19/07871	Land And Buildings At St Helena's Caravan Park Otley Old Road Bramhope Leeds LS18 5HZ	Demolition of one storage shed and three containers and erection of two detached dwellings	The Parish Council objects as the existing structures are being demolished and the replacement building constitute new builds within the green belt. In consequence they do not comply with the requirements of saved UDP policies N33, GB4 nor with Paragraph 145G of the NPPF.	Refused
19/07884	East Breary Stables Arthington Road Adel	Replacement windows to ground and first floor	No comment	Approved
20/00022	24 Long Meadows Bramhope Leeds	Alterations including; first floor rear extension	No comment	Approved
19/07816	44 Long Meadows Bramhope	Two storey rear extension and two storey side extension	The Parish Council wish to object to the application in its current form specifically with regards to the proposed two storey side extension which is out of character with all of the other detached properties in the street b) would fill the gap between properties if the adjoining house did similarly C) builds up to the boundary.	Approved
19/07388	36 Hilton Grange Bramhope	Single storey extension to existing garage to form new garden room and creation of new sunken terrace area to rear with new boundary treatment - REVISED APPLICATION	The Parish Council wish to object to the proposals as it is concerned that it does not 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

20/00882	Chidding Fold 6 Breary Lane East Bramhope	T1 Birch - Remove to ground level. The applicant planted the tree but now has concerns about potential damage it may cause to the garden wall and driveway. It is also growing up into the telephone wires.	The Parish Council objects to the removal to ground level of T1, Silver Birch, as it does not support the felling of trees in the Conservation Area unless the tree is diseased or in a dangerous condition. The removal of the tree will also be detrimental to the street scene in this location of the Conservation Area.	Withdrawn
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 steep gradient of Creskeld Drive.</p>	
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.	Approved

20/00567	86 Leeds Road Bramhope	Change of use B1 (business) to A2 (financial and professional services)	No comment	Approved
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.	Approved
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	Approved
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.	

20/01585	8 Breary Lane East, Bramhope	T1 Fir cut down and remove as it is pushing the fence over.	The Parish Council does not support the felling of mature trees in the Conservation Area unless they are diseased or dead. Mature trees form an important part of the Conservation Area.	
20/01378	9 Tredgold Close Bramhope Leeds LS16 9BT	Single storey front extension	No comment	Approved
20/01308	Breary Cottage Arthington Road Adel	Conversion of garage to habitable room	No comment	Approved
20/01187	Park House, Moor Road, Bramhope	Part two storey/part single storey side and rear extension.	The Parish Council objects to the proposed extensions and erection of two additional garages. On the grounds that the application is inappropriate in the Green Belt and does not comply with Policy HDG3. 2. The construction of two additional garages is unnecessary building in the Green Belt. 3. The proposed ground floor plan included is misleading in that it appears to include part of the neighbours property.	
20/01756	62 Long Meadows Bramhope	Alterations including single storey side and rear extension with canopy to front	No comment	
20/01248	Bramhope Cottage 11 Eastgate Bramhope	Single storey rear extension	The Parish Council objects to the proposed extension on the grounds that 1. The overall projection of 6 metres (the aggregate of the original extension and that currently proposed) is obtrusive and complies with neither, LCC HDG Page 26 or current permitted development rights. Page 26 also recommends that the size and scale of any extension respects the dimension of the original property and garden space. 2. The potential negative effect of the extension on the property Old Forge Cottage. 3. The proposed facing materials for the extension are block and render which are inappropriate in the Conservation Area. These should be stone.	
20/01716	Green Banks Farm Otley Old Road Bramhope	Conversion of barn to single dwelling, single storey side extension with new driveway and patio area	The Parish Council do not wish to object to the application but would wish to raise the issue of vehicular access to the side to ensure it complies with Policy GB4(iii)	

20/01489	854/856 Leeds Road Bramhope	Change of use of retail shop (A1) to restaurant (A3)	<p>The Parish Council does not wish to object to the application but with the following points to be taken into consideration.</p> <p>All boundary treatment should respect the Green Belt location and comply with Policy N24</p> <ul style="list-style-type: none"> <li>- the 900mm high front wall should reflect the character of the dry stone wall proposed for the adjacent Miller Homes site. There are no design details for the wall provided with this application.</li> <li>- the style of fencing for the private garden enclosure should be more appropriate for this location.</li> <li>- boundary and buffer planting is required, especially on the northern boundary, to mitigate the visual impact of the car park on the Green Belt. There is a public footpath in the field to the north and east of the site and the car park will be seen from this footpath. The planting should include some evergreens for immediate impact.</li> </ul> <p>Car park</p> <ul style="list-style-type: none"> <li>- surfacing of the car park should be permeable and meet with SuDs</li> </ul>	
20/02014	High Trees Garden Centre Otley Old Road Bramhope	Retrospective application for erection of temporary sales cabin; boundary fence and extension of hard-standing area	<p>The Parish Council objects on the following grounds.</p> <p>The proposals are contrary to the NPPF and saved UDP Policy N33. They have a detrimental effect on the openness and permanence of the Green Belt which are its essential characteristics. They do not retain and enhance the visual amenity of the landscape. No special circumstances have been demonstrated and the proposed activity at this site does not require a Green Belt location. No effort has been made to assimilate the proposals into the landscape as is required by saved UDP Policy 24 (note this site is in the Green Belt rather than adjacent to the Green Belt) nor does it comply with saved UDP Policy N25 as the boundaries of the site are not designed in a positive manner appropriate to the character of the area. Additionally the amount and scale of signage which is proposed for a period of 5 years, and although not in a urban area, is contrary to the basic principles of saved UDP Policy BD8 in that all signs should be sensitively designed and sensitively located within the street scene.</p>	
20/00978 & 20/00977	Puritan Chapel Leeds Road Bramhope	Listed Building Application and Planning Application for installation of metal gate and railings to pedestrian entrance.	No comment	

20/02027	49 Breary Lane East Bramhope	Alterations including single and two storey extensions to front side and rear three storey side extension, single storey double garage to front and green wall to boundary front and side and dormer windows to front and rear	The Parish Council objects on the following grounds. 1. The impact of the three storey extension on the adjoining property, No 41, will in the Parish Council's view be overbearing and will create extended overshadowing into the garden of the adjoining property. 2. The proposed three car garage which projects from the front of the house to within 2 metres of the boundary wall on Breary Lane East will be out of keeping and out of character with the properties on Breary Lane East. The proposals do not comply with LCC HDG Page 26 which aims to restrict the size of extensions to the front of properties. Page 24 states that garages should be sited to the side or rear of the dwelling and that garages which project forward of the main front wall are unlikely to be acceptable. 3. The proposed 2 metre high front boundary wall is out of character and will prevent reasonable visibility lines for vehicles exiting the property. 4. The proposed solid automatic front gates will prevent vehicles entering the site from clearing the highway while waiting for the gates to open.	
20/02079	1 Creskeld Garth Bramhope	Single storey rear extension; patio area and carport to rear; rendered wall to part side and rear; three dormer windows to rear	The Parish Council wishes to object to the application on two grounds. 1. The proposed extensions to the rear deck will, in the Parish Council's view, result in significant overlooking of the neighbouring back garden in contravention of LCC HDG Page 36. 2. In addition the Parish Council objects to the size of the three dormers which do not comply with LCC HDG Page 8 HDG 1, nor with Page 33 of the HDG	Withdrawn
20/01944	1 Breary Lane East Bramhope	Alterations including; conversion of garage to habitable rooms; front infill extension; single storey rear extension; steps to side with hand railing	No comment	
20/02020	20 Hilton Grange Bramhope Leeds	Roof lights to front; doors with balcony area to rear of roof; demolition of conservatory and erection of single storey rear extension with extended balcony over and new patio doors	The Parish Council does not wish to formally object to the application but wish to draw to the attention of LCC the potential issue with regard to the loss of privacy to neighbouring properties caused by the proposed balconies to the rear at both first and third floor levels.	
20/02548	34A Hall Drive Bramhope	T1 and T2 Sycamore - To fell T3 Hawthorn - To fell T4 Laburnum - To fell T5, 6 and 7 Ash - To fell T8 and T9 Cedar - To fell T10 Spruce to fell. T11 Yew - To draw back by 1.5m T12 Willow To fell	The parish council objects. It does not support the felling of trees in the Conservation Area unless they are diseased or dead. Trees form an important part of the character of the Conservation Area and should be preserved by appropriate maintenance. Additional information is not included with the application as to why these eleven trees need to be felled. The application form also indicates that the trees concerned are not diseased, there are no fears they may fall, nor are they causing any damage to property.	

20/02652	42 Hall Drive Bramhope	T1 Oak - Crown lift to maximum 5 meters, removing 2 lowest limbs. T3 Sycamore - Crown lift of 5 meters to clear public highway	The parish council is unable to comment as the reproduction of the drawing relating to the application is of poor quality and the locations of T1 and T3 are not shown, only areas G1 & G2 are shown. The proposed maintenance of the two mature trees concerned should allow them to continue to make a positive contribution to the character of the Conservation Area	
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