

**Planning Meeting – 5<sup>th</sup> May 2020 at 2.00pm via video conferencing.**

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

- 1. To receive apologies**  
There were no apologies
- 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.**

<b>App No</b>	<b>Address</b>	<b>Description</b>	<b>Comments</b>
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	The Parish Council objects on the following grounds. 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.
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.



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			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.
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.

#### 4. Any other business

There was no other business

#### Date of next meeting

The date of the next meeting is to be confirmed

The meeting closed at 14.45pm

Minutes by Nicola Woodward

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