

**Planning Committee Meeting held on 7<sup>th</sup> June 2021 6.00pm at Bramhope Village Hall, Old Lane, Bramhope.**

**Present: Diane Fox (Chair), Alan Anslow, Marion Rider, John Howard, Campbell Cowan**

**1. To receive apologies**

No apologies received.

**2. To disclose or draw attention to any disclosable pecuniary interests.**

There were no interests declared.

**3. Public Participation**

There was one member of the public present.

**4. To comment on planning applications sent by Leeds City Council**

App No	Address	Description	Comment
21/03613	Crag Hill 18 Hall Drive Bramhope	Alterations including three storey side extension; single storey side extension; two juliet balconies and balustrades to front; enlargement of existing dormer window to rear	The Parish Council objects the use of large areas of glass to encase the lift does not allow an appropriate transition from the original gable of the front elevation to the front elevation of the eastern part of the dwelling.
21/03546	Site Adjacent to 20 Leeds Road Bramhope Leeds	Variation of condition 2 (approved plans) of planning permission 19/01428/FU for MINOR MATERIAL AMENDMENTS to internal layout, fenestration and external building materials	No comment.
21/04045	Gables Cottage Occupation Lane Bramhope	Installation of 18 solar panels to side	No comment.
21/03862	Land Adjacent To 17 Hall Drive Bramhope	Outline application for one detached house and garage	No comment.
21/03789	Meadow Bank Farm Old Lane Bramhope Leeds	Reserved matter application for residential development for 4 dwelling houses	The parish council objects.  The single story 'lean to' of Plot 3 and the side elevation of Plot 4, as shown in the DAS, are too close to their common boundary. A larger space is needed between the dwellings to mitigate any 'terracing effect' which could affect the openness of the Green Belt. However, on the block plans the single storey side 'lean to' of Plot 3 is not shown. Which is correct design/layout?

The parish council has specific concerns regarding Plot 4 the 'larger farmhouse.' The balcony and the ground floor rooms below appear to form an incongruous addition and do not relate well to the concept of a former farmhouse and the agricultural nature of the site. They create a further intrusion to the south, both visual and spatial, towards the open countryside of the Green Belt and do not serve to create an effective transition. There is very little distance between this part of the dwelling and the boundary of the rear garden facing onto the open fields. The design of the dwelling in Plot 4 has the potential to result in a more significant impact on the Green Belt than the previous agricultural buildings.

There is no 'street scene' type drawing to illustrate how the dwellings in Plots 3 and 4 would 'sit' in the Green Belt in order to assess their effect on the openness of the Green Belt. It is extremely important that the visual impact should be clearly illustrated. The lack of a visual impression means that the application evades proper scrutiny.

The dwellings should not result in more significant impact, both spatially and visually, on the openness of the Green Belt than the previous agricultural buildings, otherwise harm will be caused to the Green Belt. Permitted development rights should be withdrawn. It should be noted that the previous agricultural buildings were sited further to the north within the site and both Plots 3 and 4 are located nearer to the southern boundary of the site which could result in a greater impact on the openness of the Green Belt.

The development will be easily viewed from Definitive footpath Bramhope 10.

			<p>In order to fully comply with saved UDP Policy N25, the proposed hedging to the south and east of the site should be widened to form a more effective buffer. This should include the planting of extra trees where appropriate. A wider and more significant planted buffer is required to facilitate the transition from domestic curtilage to open fields. The proposals should also comply with Saved UDP Polices N24, LD1, BD2 and Core Strategy Policies P10 (Design) and P12 (Landscape).</p> <p>The drystone walling at the entrance on Old Lane should be retained and conserved as should any other similar walling within the site.</p>
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**5. To review current enforcement cases and decide further action**

The Clerk has received one possible enforcement case which has been passed to Leeds City Council.

**6. To receive an update on the Spring Wood development**

Miller's on-line brochure shows the landscape buffer adjacent to back gardens of house on Creskeld Lane and BLE as part of the plots of the new houses.

**7. To receive an update on the new terminal building for Leeds Bradford Airport.**

There was no update.

**8. Any items for discussion at a future meeting.**

Paper plans – The Clerk will print off a selection of plans as required. Councillors can make a request for a paper copy if required, by 5pm one working day prior to the meeting.

Cllr Howard has been for clarity on the site of the former Rosemont flats. It was confirmed that the flats will be for the over 55's. There will be no affordable housing included in the development.

Cllr Howard raised an issue with covenants on Hall Drive and fencing.

**9. Date of next meeting**

The date of the next meeting is to be confirmed.

The meeting closed at 7.00pm

Minutes by Nicola Woodward.

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