

Planning Committee Meeting held on 2nd August 2021 10.00am at Bramhope Village Hall

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

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. Public Participation

There were no members of the public present.

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

App No	Address	Description	Comment
21/05405	3 Kings Road Bramhope	Orangery to rear and enlargement of the dormer window at front, dormer windows to rear	No comment.
21/05404	9 Creskeld Gardens Bramhope	Extension to dormer window to side.	No comment.
21/05443	7 Creskled Gardens Bramhope	hree storey side extension above existing garage incorporating raising roof height to make habitable rooms; alterations to lower ground floor; changes to first floor side window	The Parish Council objects. The rear dormer does not comply with the HDG (p.33). It does not it preserve or enhance the character of a positive building in the Conservation Area. The Parish Council also has some concerns that the raising of the roof level and the use of a gabled roof on the extension may cause overdominance.
21/05747	28 Wynmore Avenue Bramhope Leeds	Single storey rear extension; replacement of dormer windows to rear	No comment.
21/05674	4 Parklands Gate Bramhope	Demolition of existing conservatory and single storey rear extension; first floor side extension; single storey side extension	The Parish Council objects. The single storey, store area, side extension should be well set back from the front elevation.
21/05591	35 Creskeld Lane Bramhope	Alterations to enlarge the window and door opening to front	The Parish Council objects. The use of large areas of glass does not respect or enhance the character of the dwelling or the Conservation Area.

5. To review current enforcement cases and decide further action

One new enforcement case for Bramhope, which falls under Arthington Parish, has been reported via Arthington Parish Council.

6. To receive an update on the Spring Wood Park development
A revised master plan for the Landscaping has been submitted.
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.

8.1 LCC Local Plan (Core Strategy) Consultation

LCC are to update the local plan (Core Strategy) consultation closes on 13/09/2021

Consultation is via questions on 5 topics

1. Carbon Reduction
2. Flood Risk
3. Green Infrastructure
4. Placemaking
5. Sustainable Infrastructure

The Planning Committee propose that it comment on some, not necessarily all, of the questions to put forward the Parish Council's concerns. Cllr Howard has agreed to deal with the questions regarding LBA and digital connectivity.

Note the question regarding flood risk

Whilst not subject of a grant of planning permission should the Council consider how to control paving over front gardens and loss of soft and natural landscaping in existing development, for example through enhanced guidance for householders?

Cllr Fox will review the questions and share with the committee.

8.2 Policies for porches in a CA

Nothing specific has been found regarding porches in Conservation Areas (CAs) but all extensions within CAs must preserve or enhance the character or appearance of the area.

Permitted development rights permit a new porch to be built on a house without planning permission provided that the porch is no larger than 3 square metres in size and no higher than 3 metres in height, and no part of the porch will be within 2 metres of the boundary or the highway.

LCC – HDG p.26 Porches should be small. Sympathetically designed structure which appear unobtrusive and do not overwhelm the building. Matching materials should be used.

8.3 The notation DHH at the end of a planning application number means that only the residents at neighbouring properties can comment.

Updates on Planning applications

8.4 The planning application for 3 Creskeld Crescent has been refused by LCC, an appeal has been lodged by the applicant.

The Parish Council comments remain the same.

8.5 Moor Croft, Moor Road.

We did not object as long as the proposals complied with Policy HDG3.

Officers report said there was a 33.6% increase in volume from the original. Have approved the application but permitted development rights are to be removed.

8.6 Site of Rosemont

LCC have now approved the use of solar panels and the lowering of the roof pitch. It has also been accepted that the bin store will have to be in the front south eastern corner of the site. PC asked for a stone wall on all boundaries if it was to be at this site but it has a 1.5m close boarded fence on two of the sides.

9. Date of next meeting

The date of the next meeting will be Tuesday 10th August at 5.45pm

The meeting closed at 10.55am

Minutes by Nicola Woodward.

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