

Planning Committee Meeting held on 13th July 2021 5.30pm at Bramhope Village Hall

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

1. To receive apologies

Apologies received from Cllr Howard and from Cllr Anslow for late arrival.

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

Cllr Rider declared an interest in the application relating to 34 Wynmore Avenue.

3. Public Participation

There were no members of the public present.

Cllr Anslow joined the meeting at 5.33pm.

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

| App No | Address | Description | Comment |
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| 21/04903 | 11 Moorland Road Bramhope | Hip to gable roof extension; part two storey, part single storey rear extension | The parish council objects. The single storey extension, with a measurement of 3.8m from the original rear elevation along the common boundary with the adjoining semi, does not comply with HDG p.26. The Parish council believes that the proposals will not comply with Policy HDG3, and that the current size of the dwelling may already be above the 30% increase in volume allowed by this policy. |
| 21/04425 | Bramhope Park Hall (Former Equestrian Centre) Moor Road Bramhope | Retrospective change of use of part of building as Brethren Members only Retail Club (Sui Generis) within the existing church and ancillary (class F.1) use | No comment. There should be no impact on the residential amenity of neighbouring dwellings. It is noted that the shop is open from 7am on weekdays and Saturdays, this has the potential to create unacceptable noise intrusion at an early hour. The shop should not cause inconvenience in any way to local residents. |
| 21/05116 | 34 Wynmore Avenue Bramhope | Single storey rear extension | No comment. |
| 21/05276 | Land off Breary Lane East Bramhope | Variation of condition 1No. (Approved Plans) to previously approved planning application 17/02312/RM for alterations to the approved convenience store The parish council objects to some of the details concerning the appearance and the landscaping of the convenience store. Store elevations – The wall materials, of stone ‘plinth’ with render above, reflect the character of the adjacent housing, as do the grey roofing tiles. Any windows using opaque glass should not be of the reflective/mirrored type and some transparent glass could be introduced. | |

Advertising signage – This is shown as one totem sign to north west, between the store and the A660. There is no indication of the specification or dimensions, if it is to be illuminated, or the design/colours to be used on the sign (it is accepted that this will depend on which supermarket chain is using the site) All signage should be as discreet as possible both in location and design.

Plant Area – The 2.5 m boundary around the plant area at the north west side of the store should be an acoustic fence in order to reduce any noise disturbance to the nearby dwellings.

Lighting – There is no indication of the proposed external lighting scheme for the store and car park. Lighting should be designed to keep light pollution to an absolute minimum and should be as discrete as possible both in location and design.

Landscaping

No detailed landscaping plans are included. The Proposed Site Location Plan only shows an area of stone chippings, between the south east elevation and the drystone wall facing onto the access road. This view of the store will also be prominent from the A660 when entering the village from the south. Other areas within the curtilage shown as green and are presumed to be grassed areas.

The landscaping should be designed to compliment and reflect that which is being proposed by Miller Homes adjacent to the boundary of the site with the A660 and the access road to the development. The landscaping should include trees and shrubs with an appropriate under planting especially along the length of the north western and south eastern boundaries of the store curtilage.

The use of only stone chippings between the south eastern elevation and the drystone wall is not appropriate at this prominent site. Planting, including trees (some with high canopies), is required. Appropriate planting in this area can also act as a barrier to keep the area 'off limits' as could a fence by the cycle racks, between the store and the drystone wall. If any chippings are to be used they should not be 'alien' to the locality in origin. Planting, including trees, along the south eastern boundary will also help to soften and screen the area of the carpark.

Bramhope is a village surrounded by the Green Belt and any landscaping scheme should respect this location. This site is also located adjacent the Bramhope Conservation Area.

The development on the eastern side of the A660, along with 'Jubilee Copse' at the western side of the A660, will form a crucial part of the southern gateway to the village of Bramhope. The Bramhope Conservation Area Appraisal and Management Plan (p.9) shows the area by the convenience store as being "an important gateway into the Conservation Area." Historic England have also recognised the importance of this area of the village, and called for a "significant buffer" along the eastern side of the A660. Appropriate landscaping and planting at the site of the convenience store should contribute towards this significant buffer.

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| | | Jubilee Copse and the planting proposed by Miller Homes, along other parts of the boundary adjacent to the A660 will help to preserve the semi-rural character of the approach to the village. Therefore, the landscaping of the convenience store curtilage should also be designed to preserve and respect the character of the southern approach to the village. | |
| 21/05275 | 34 Parklands Gate Bramhope | Single storey side and rear extension | No comment. |
| 21/05165 | 8 Eastgate Bramhope | Accessible entrance with new canopy for wheelchair resident and single story rear extension | No comment. |
| 21/9/00161 | Three Gables Parklands, | Non material amendment entrance porch canopy redesign | No comment. |
| 21/05260 | 16 Tredgold Avenue Bramhope | Single storey rear extension | The parish council objects. At more than 3m the 3.60m depth of the extension along the common boundary with Number 14, the adjoining semi, does not comply with the guidance in the HDG p.26. |

5. To review current enforcement cases and decide further action

There were no new cases to report and no updates.

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

There was no update.

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

There was no update.

8. A matter relating to the erection of a front porch in the Conservation area, which does not appear to have had planning permission was raised. The rules on front porches in the Conservation area will be looked at.

9. Date of next meeting

The date of the next meeting will be Monday 3rd August at 10.00am

The meeting closed at 5.57pm

Minutes by Nicola Woodward.

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