

**Planning Committee Meeting held on 28<sup>th</sup> June 2021 10.00am at Bramhope Village Hall**

**Present: Diane Fox (Chair), Alan Anslow, Marion Rider.**

**1. To receive apologies**

Apologies received from John Howard, Campbell Cowan.

**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
21/04861	38 Hall Drive Bramhope	New Build two storey garage/outbuilding and Remodelling of existing detached dwelling including single storey rear extension with terrace area and balustrades; dormer window to rear; two storey side extension; two storey front extension; insertion of new windows and rooflights; rear extension to basement area	<p>The Parish Council objects. The modifications do not enhance the character or appearance of the area neither do they preserve the character/appearance as they stand (as specified on page 15 of the LCC HHG). Although the site is largely surrounded by trees &amp; tall evergreen Laurel bushes in winter the view of the property from Hall Rise will be extensive when the tall deciduous trees lose their leaves. Also the views of the property from the shared access road will be very 'open'. The Parish Council objects on the following elements of the proposal.</p> <ol style="list-style-type: none"> <li>1. The proposed 2 storey garage is alien in appearance and will be a negative element within the conservation due to its flat roof and timber vertical strip cladding. Flat roofs are often inappropriate in conservation areas.</li> <li>2. The rear/east elevation shows a new continuous dormer running almost the full length of the roof at 3rd floor level, which is inappropriate in the CA. LCC HDG states that 'dormer window extensions should be well designed respecting the roofs-cape of the rest of the original property. The proposed dormer</li> </ol>

			is alien in terms of its scale, design and materials 3. The existing building presents a low gable to The Hall Drive frontage which helps to both bring down the scale to the street scene and articulate the bulk of the main building. The proposed 2 storey extension replaces this subtle design technique with a larger, blander design which ignores the 'key ways to retain character' recommended in the Bramhope Conservation Area Appraisal and the LCC HDG.
<b>21/04330</b>	6 The Poplars Bramhope	Single storey rear extension	No comment.
<b>21/04204</b>	2 Manor Close Bramhope	Variation of condition No. 3 (Matching of Existing Materials) to previously approved planning application 20/07716/FU for acceptance of new material and flat roof section	No comment.
<b>21/04294</b>	24 Wynmore Avenue Bramhope	Two-storey side extension and single-storey rear extension	No comment.
21/04445	Eastgate House 19 Eastgate Bramhope	Front and rear dormer windows forming room in roofspace; rooflight to front	The Parish Council objects. The rear dormer dominates the roof and has a negative effect on the character of the conservation area. Two smaller pitched and gabled dormers to reflect the style of the front dormer would be more appropriate.
<b>21/04451</b>	13 Kings Road Bramhope	Demolition of existing conservatory and construction of a single storey rear extension; canopy to side entrance; decking to rear	No comment.
<b>21/04568</b>	28 Tredgold Avenue Bramhope	Single storey extension to rear and side extension. Dormer window to rear.	No comment.
<b>21/04436</b>	Glandore, 3A Creskeld Crescent Bramhope	Single storey extensions to rear, including rooflights; new patio with glass balustrade to steps	No comment.
<b>21/04639</b>	Oak House Hopewell Farm Carlton Lane	Reconstruction and extension of existing stable block	The Parish Council objects. The proposal does not comply with NPPF 145 (g) although the replacement building is for the same use it is materially larger than the one it replaces (an increase from 50sqm to 92sqm).

			The proposal has the potential to be considerably more visually obtrusive in the Green Belt and therefore harmful to the openness of the Green Belt.
<b>21/04302</b>	4 Kings Road Bramhope	Single storey side and rear extension including canopy; alterations to fenestration to side and rear; patio to rear	No comment.

5. To review current enforcement cases and decide further action

There were no new cases to report and no updates.

**The meeting was adjourned at 11.38am. Cllr Rider left the meeting temporarily. The meeting reconvened 11.42 following Cllr Riders return.**

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. Date of next meeting

The date of the next meeting is 13<sup>th</sup> July at 5.30pm

The meeting closed at 11.49am

Minutes by Nicola Woodward.

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