

**Planning Committee Meeting held on 7<sup>th</sup> September 2021 4.15pm 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
21/06144	Land Adjacent To Stone Top Farm Moorland Road Bramhope	Conversion of water tank to form dwelling house	The Parish Council does not object but wishes to make the following comments. Landscaping and planting There is a need for more substantial planting especially along or adjacent to the boundaries of the site. The planting of native trees (e.g. heavy standard size) especially by the hedging adjacent to Moorland Road, should to help screen the parking area. Further trees alongside the hedge on the length of the eastern boundary would add some variation to the height of the planting and provide further visual amenity. This would allow for a more natural looking transition into the surrounding landscape and comply with Policy N24.  Permitted development rights should be removed The site should also be appropriately landscaped to avoid the visual intrusion of associated domestic paraphernalia on the site to preserve the openness of the Green Belt.
21/06211	Ryedale 4 Wyncroft Grove Bramhope	Demolition of existing dwelling and erection of replacement dwelling	No comment.
21/06171	Charlecote High Ridge Way Bramhope	First floor side extension with dormer to front: single storey rear extension	No comment.
21/06318	8 The Cedars, Bramhope	Single storey rear extension	The Parish Council does not object to the application but has concerns that the site may become overdeveloped.
21/06295	38 Wynmore Avenue Bramhope	Alterations including a part two storey, part single storey rear extension with terrace to first floor; two storey side extension; single storey front extension; pitched roof to garage	No comment.
21/05276	Land off Breary Lane East, Bramhope	Variation of Condition 1 NO. (Approved Plans) to previously approved planning application 17/02312/RM for alterations to the approved convenience store.	The parish council objects regarding the revised site plan published 26/08/2021. We note the removal of stone chippings and the introduction of further grass. However please refer to our comments (published on the Planning Portal on 13/07/2021) regarding the need for a landscaping scheme that includes trees and shrubs in order to avoid a negative effect on this important gateway into the Bramhope Conservation Area and provide a significant border along the eastern side of the A660.

21/06621/	18 The Birches, Bramhope	Single storey side and rear extension	<p>The Parish Council objects. The application still does not respect the size and scale of the original dimensions of the property and garden space as stated in the HDG page 26, nor does it respect the scale, form and proportions of the main dwelling referred to In Policy HDG1. There is no adequate space is maintained to allow access to the rear of the property HDG page 25.</p> <p>Although the application form states that no new or altered vehicle access is proposed, and that the one car parking space will remain, part of the drive would be lost to the extension. Any resulting increase in off street parking space at the front of the dwelling should not result in the widening of the access and the subsequent loss of the grass verge. The grass verges are a positive characteristic of this area of Bramhope and should be retained. Any grass verges damaged during construction should be fully reinstated.</p>
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5. To discuss changes to the LCC local plan update consultation and decide further action.

Comments have been formulated and will be submitted by the Clerk.

6. To review current enforcement cases and decide further action

There was one new case which falls under Arthington Parish Council, therefore has been reported by Arthington.

7. To receive an update on the Spring Wood development

The following information was noted by the meeting.

Convenience store

Revised Plans of 10/08/21 to meet highways requirement for 2 disabled parking bays the parent and child bay has been removed to accommodate the extra bay for disabled parking. Also shows the bin store area – also requested by highways.

No changes to 'landscaping' which remains as grass and stone chippings. Therefore, PC's comments on landscaping and appearance remain the same. But see above stone chipping area now grass.

Landscaping issues

21/04932/COND land off Leeds Road (A660) Bramhope

Landscape Team - Refusal of various conditions including play area specifications.

Refusal of landscaping plans – see below

Condition 28 hard and soft landscape. The onus is on the applicant to ensure the specification complies with the LCC checklist

Condition 27 Landscape management plan

Includes a comment to Omit the "laying of hedges" throughout the scheme and reducing hedges down to 1.1m. Concerns that this could be very damaging. The retained hedgerow must not be treated thus as this would destroy their amenity and landscape functionality – the landscape is not strictly confine to biodiversity benefits. It is not clear if this comment relates to existing or new hedging. If it is for new hedging then it is not know where this planting will take place.

The PC has previously asked for the retained mature hedgerows to be maintained at their current height.

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

None.

**9. Date of next meeting**

The date of the next meeting will be Thursday 23<sup>rd</sup> September at 11.00am

The meeting closed at 5.15pm

Minutes by Nicola Woodward.

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