

Planning Committee Meeting held on 9th Febraury 2022 at 10.00am at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

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

1. To receive apologies

Apologies from Cllr Howard.

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
22/00046	Brookfield High Ridge Way Bramhope	Alterations including two storey front and side infill extensions; first floor extension over existing garage; single storey front extension; single storey rear extension	The parish council objects. The Brookfield side extension should be designed to avoid any terracing effect and help maintain the spaces between buildings. The retention of spaces between buildings is seen as a key way to maintain character in the Bramhope Conservation Area Appraisal and Management Plan p.18, and the HDG p.29
21/10277	Former Site Of 1 To 25 Rosemont, Breary Lane Bramhope	Variation of condition 4 of approval 19/00743/FU to amend the restrictions on openings and glazing obscuroity	No comment
22/00059	131 Leeds Road Bramhope Leeds	Two storey rear extension and loft room conversion with dormer window to rear	The parish council objects. This is a positive building in the Conservation Area. The rear dormer dominates the middle section of the roof and does not comply with HDG p.33.
21/10306	Hazeldene 32 Hall Drive Bramhope Leeds LS16 9JE	Single storey rear extension; replace alterations to facade.	No comment
22/00216	Westwood 16 Hall Drive Bramhope	Detached garage to side and extended driveway to form additional vehicle access	No comment
22/00515	27 Parklands Bramhope Leeds	Granny Annex to rear	No comment, providing there is a condition that the annex is not used as an independent residential unit and remains ancillary to the main house.

22/00636	22 Parklands Bramhope	Part single part two storey side extension	The parish council objects. The dwelling is located on a corner site and the proposal will have an impact on the street scene. The two storey side extension does not achieve any degree of subservience (HDG p.30). It is not stepped down from the ridge of the main dwelling. The impact could be further reduced by the introduction of a hipped roof and the second storey could also be stepped back.
22/00639	17 Breary Lane Bramhope	Single storey front extension; alterations including two storey rear extension with enlargement of existing raised decking; widening of existing access gate and turning area to front garden	<p>The parish council objects. The two storey rear extension on the western side of the dwelling does not comply with the 45 degree code (HDG p.13) and would impact on No. 15 Breary Lane.</p> <p>The replacement yew hedging should be of a height which will immediately soften and mitigate the appearance of parked cars. The addition of some trees to the landscaping would also serve to mitigate the removal of the large trees and shrubs which are currently adjacent to the front boundary. The dwelling is immediately adjacent to Bramhope Conservation Area (on two sides) and the proposal should comply with saved UDP Policy N19 (iv) regarding attention to the design and quality of boundary and landscape treatment.</p>

5. To review current enforcement cases

An update was given on existing enforcement cases.

6. Any items for discussion at a future meeting.

None identified.

7. Date of next meeting

The date of the next meeting is to be confirmed.