

**Planning Committee Meeting held on 24<sup>th</sup> May 2022 at 10.00am at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ**

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

**1. To receive apologies**

There were no apologies received.

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

There were no interests declared.

**3. Public Participation**

There were two members of the public present. The two members of the public came to highlight some areas of a planning application in relation to their property.

Planning pergola permission agreed in January. Changed to a gazebo so has a roof on – is lower than pergola with a shallow rise pitched roof. Not seen from the road. Planting has been placed in the gap so that gazebo is not visible from the road.

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

Cllr Fox proposed that the planning application for Breary Grange Farm be moved to the end of the list of planning applications for consideration. This was AGREED by ALL.

<b>App No</b>	<b>Address</b>	<b>Description</b>	<b>Comment</b>
<b>22/02833</b>	22 Parklands Bramhope Leeds	Single storey side extension	No comment.
<b>22/02741</b>	Breary Grange Farm Kings Road Bramhope	Change of use of four existing agricultural buildings to form four dwellings; Two new dwellings; Associated landscaping works	Considered after other planning applications.
<b>22/02601</b>	Prospect House 27 Breary Lane Bramhope	Gazebo to rear of garden	No comment.
<b>22/02967</b>	The Byre At Grange Farm Carlton Lane Guseley	Retrospective Application for hard standing to paddock; extend additional hard standing to paddock	The Parish council objects. The area of hardstanding (laid prior to applying for permission) already appears to be excessive in area in relation to the size/area of the holding. Therefore, the further extension of the hard standing should not be required, without appropriate reasons being given.

<b>22/02996</b>	3 Creskeld Crescent Bramhope Leeds	Variation of condition 2 (approved plans) to previously approved planning application 21/09152/FU for alterations to the ground floor plan	No comment.
<b>22/03135</b>	17 Wynmore Avenue Bramhope Leeds	Gazebo to rear	No comment.
<b>22/02873</b>	Long Barn East Breary Farm Arthington Road	Raising roof height of existing garage to create new first floor with balcony to side; single storey rear extension to existing garage	No comment providing that the building remains ancillary to the main dwelling.
<b>22/03148</b>	29 Creskled Lane Bramhope	Part two part single storey side and rear extension, entrance gateway and front boundary railings.	No comment. However, a condition should be made that the grass verge, adjacent to the highway outside this property, is to be fully reinstated, should there be any damage caused during construction. Grass verges make a positive contribution to the character of the village and especially in the Conservation Area.

#### **22/02741 – Breary Grange Farm, Kings Road, Bramhope**

##### **Change of use of four existing agricultural buildings to form four dwellings; Two new dwellings; Associated landscaping works**

The parish council objects. The Parish council would like to make the following comments:

##### Plots 1,2,3 and 5, the conversion of the four stone barns

The proposals should comply with NPPF 150(d) regarding the “use of buildings, provided they are of permanent and substantial construction” and 149 (c) “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.” They should also still comply with the requirements of saved UDP policies N33, GB4 and GB9(iv).

##### Plot 4 the replacement of the farmhouse/bungalow

Plot 4 should comply with NPPF Para 149 (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; The proposed increase in floor space could be considered materially larger. There is no indication that this dwelling has, or does not have, an agricultural occupancy conditions and if this would have implications for the conversion.

##### Plot 6 the new dwelling

Very special reasons for this new dwelling do not appear to have been adequately demonstrated. There is no evidence that the possible alternatives would be viable alternatives if the new dwelling was not built. There is no evidence that the agricultural storage building (13/03459/FU, plans approved 18/09/2013) could be converted via compliance with other planning policies such as NPPF 150(d), N33, GB4 and GB9 or via Class Q permitted development. The structural report does not appear to include information relating to this building, nor is there any evidence that the requirements of Class Q could be accomplished. As such these cannot be regarded as very special reasons.

### The need for further agricultural buildings

Although it is stated that it will be subject to a separate planning application, the proposed use of the barn at Arthington Road should not include any other or further agricultural development or buildings at this site. Permitted development rights at this site should also be removed. Overall, the residential development at the site of Breary Grange Farm should not result in the need for any further agricultural buildings on other parts of the agricultural holding other than the reinstatement of this one barn. The application should have regard for UDP Policy GB4(v).

### Creation of a new hamlet

The creation of six residential dwellings in the Green Belt could be judged to be contrary to saved UDP Policy GB4(vi)

### Appearance

The timber used on the elevations should not be so dark as to appear black or very nearly black as this is not the local vernacular. To more accurately reflect local farm buildings, the timber cladding should be of a more natural appearance in colour. The use of dark cladding on all the elevations of Plots 4 and 6, and on sections of the elevations on the other plots, would not reflect the character of the locality. Additionally, the use of only timber cladding on the elevations of Plots 4 and 6 would benefit from the introduction of some stonework to reflect the vernacular of the majority of dwellings in the Green Belt in this locality.

### Landscaping

All new areas of planting should be introduced in the first season after the commencement of the scheme, with replacements for any hedges/trees which die. The planting should be maintained for the lifetime of the development.

All boundaries around the site and between the plots should not be solid in appearance, other than drystone/stone walls. Fencing which is solid in appearance, which would bring urban/suburban boundary elements to a rural Green Belt setting and have a negative impact, should not be introduced to the development. during the lifetime of the development. Wherever possible hedging, using native species, should be used to form boundaries. This hedging will serve to form wildlife corridors.

### Accessibility standards Leeds Core Strategy Appendix 3.

The Parish Council is concerned that the development would not meet the required accessibility standards required for a development of this number of dwellings. The 15-minute walk (at 3mph) to local services and especially the 20 minute walk to primary healthcare and primary school could not be attained.

### Lack of Safe Pedestrian Access

There is no suitable footway along King's Road from No.23 to the driveway which would give pedestrian access to the development from King's Road. Additionally, the footway along King's Road is in need of remedial work as most of the kerb height has been lost. The footway would need raising in height and re-kerbing in order to provide safe pedestrian access to the A660.

**5. Enforcement issues**

Update on a new access made over verge was without permission from Highways. This is not a breach of planning control but does require a dropped kerb application.

A discussion took place regarding potential engineering works on land to the North side of Old Lane which will be passed on to Leeds City Council.

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

There were no additional items identified.

**7. Date of next meeting**

The date of the next meeting is to be confirmed

The meeting closed at 11.15am

Minutes by Nicola Woodward

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