

**Planning Committee Meeting held on 19<sup>th</sup> July 2022 at 5.30pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ**

**Present: Diane Fox(Chair), Alan Anslow, Marion Rider, Campbell Cowan, Ian Robinson. Anne-Marie Pickstock**

- 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**

<b>App No</b>	<b>Address</b>	<b>Description</b>	<b>Comment</b>
<b>22/03999</b>	5 North Mead Bramhope	Side dormer window	No comment
<b>22/03784</b>	Treetops 81 Leeds Road Bramhope	Replacement raised decking	No comment
<b>22/04109</b>	35 Leeds Road Bramhope	Triple garage and garden room to side	No comment. However, should the tree with the TPO or any other tree, fail to thrive due to this development there should be a requirement for replacement trees. There should also be a condition that the use of this building remains ancillary to that of the main dwelling for the lifetime of the development.
<b>22/04455</b>	17 Parklands Crescent Bramhope	Demolish existing detached garage; Construct single storey front, side and rear extension; Incorporating garage to the front	The parish council objects. The dwelling is located on a road of semis. As the proposed extension is not well set back from the original front elevation (it protrudes beyond) and there is no gap to the side boundary it will result in the erosion of the character of the locality (see HDG p.25-6) and will introduce an element of terracing. There will also still be an element of massing along the common side boundary.

<b>22/04490</b>	Hopewell Farm Carlton Lane Guiseley	Variation of condition 2 (approved plans) of approval 19/00970/FU to amend the overall height of the approved garage to incorporate a mezzanine level for storage The approved drawing (Ref:112 04A) is proposed to be replaced with new drawing ref 112 04B.	No comment providing this, and any other previous extensions or outbuildings, do not exceed the 30% threshold increase in volume allowed by Policy HDG3. There should also be a condition that the use of this building remains ancillary to that of the main dwelling for the lifetime of the development.
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**5. To review current enforcement cases**

Gates at 28 Creskeld Lane have had a retrospective planning application submitted.  
New windows at The Hollies have been approved.

It was noted that there is an unstable fence on Breary Lane. A health and safety matter. It was agreed that a letter should be sent to the householder to raise concern regarding the fence.

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

**7. Date of next meeting**

The date of the next meeting is to be confirmed. One planning application will be discussed at Full Parish Council on 27<sup>th</sup> July 2022.

The meeting closed at 5.55pm  
Minutes by Nicola Woodward  
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