

## Planning Committee Meeting held on 18<sup>th</sup> October 2022 at 6.45pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

Present: Diane Fox(Chair), Alan Anslow, Campbell Cowan, Marion Rider, Hilary Harris, Anne-Marie Pickstock

### 1. To receive apologies

Apologies from Ian Robinson

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

There were no interests declared.

### 3. Public Participation (10 Mins)

Public Participation (10 mins) Members of the Public are reminded that this is their opportunity to speak to the Meeting on any topic relevant to the work of the Council. However, they may not speak during the remainder of the meeting unless specifically invited to do so by the Chair.

Cllr Fox proposed that the planning application for the Land Off Carlton Lane be dealt with first in order that Cllr Pickstock could leave for a prior engagement. This was agreed.

Cllr Pickstock left the meeting at 18.54.

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

#### 4.1 22/06381/COND and 22/06139/COND, Land At Breary Lane East Bramhope Leeds Consent, agreement or approval required by Conditions 27, 28 and 29 of Planning Application 13/05134/OT and Consent, agreement or approval required by Condition 26 of Planning Application 13/05134/OT

The following comment was agreed and will be forwarded to the Planning Officer at Leeds City Council.

#### Detailed Plot Landscape Proposals (1 of 6)

South Eastern Corner of the site and boundary with A660 & SuDs Attenuation Pond and eastern boundary adjacent open fields of the Green Belt.

##### Eastern Boundary adjacent open fields of the Green Belt

This is now only shown as proposed native woodland mix. This results in the loss of some 27 heavy standard trees when compared with previous plans c.2019.

This should be changed to show the previously proposed heavy standard trees and the woodland mix. Both elements were included on the previous plans.

##### Boundary adjacent A660 and the approach road to the development, area behind drystone boundary wall

Here there appears to be a loss of some 45 heavy standard trees, and associated planting when compared with previous plans of c.2019.

This should be changed to show the previously proposed heavy standard trees and associated planting. It is noted that there are existing easement areas behind the drystone wall adjacent to the A660. If the easement areas prohibit planting in this area the planting should take place on the other side of the SuDs basin.

These boundaries, along with Jubilee Copse at the western side of the A660 from a crucial part of the southern gateway to the village of Bramhope. Historic England also recognised the importance of this area of the village calling for a “*significant buffer*” along the eastern side of the A660. (Para. 4.8, SAP Documents STA7, Historic England and LCC statement of Common Ground (6/07/2018). LCC’s Landscape Team commented in May 2019 that more landscape screening to the SuDs area from the main road was required.

Such landscaping, especially the inclusion of larger trees for instant impact, should serve to preserve and enhance the character of the southern approach to the village.

Roundabout on A660

The planting is shown as proposed amenity grass maintained short.

Although the roundabout also has an area of easement, appropriate landscaping e.g., easy maintenance perennials/wild flowers and some shrubs, should be provided to give greater visual impact and interest and also serve to enhance the approach to the adjacent Conservation Area.

Note that the parish council have previously suggested a landscaping plan for this roundabout which included a low drystone wall 'snaking' across the roundabout from west to east. This element would serve to reflect the character of the drystone wall on the eastern side of the A660.

The comments above also apply to **Detailed Landscape Boundary Proposals (1 of 3)**

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**Detailed Plot Landscape Proposals (2 of 6)**

It is noted that the shop landscaping will be subject to detailed design by others, this should include the planting of trees to the south east boundary of the shop as indicated on this plan.

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**Detailed Plot Landscape Proposals (4 of 6) and  
Detailed Plot Landscape Proposals (5 of 6)**

Field to west of Breary Lane East Duck Pond: southern boundary

See also Appendix 1 Tree Protection Plan and Appendix 3, Tree Survey Schedule, Arboricultural Method Statement and Tree Protection Plan, Condition No.26, Application No; 22/06139/COND), as shown below.

Area enclosed by blue line G4 – B2 (in the south western corner) – a group of holly, birch hawthorn & elder, height of 11m. Comments say this is a dense group of trees, mostly holly, forming a dense canopy area, unmanaged. The recommendations are to retain, with the lateral reduction of hedging and clearance to understock scrub, plus a crown lift to gain 2m clearance to form the boundary.

The crown lift of 2m should be resisted. The group should be retained and appropriately maintained and managed, to form a mature hedge.

Area enclosed by grey line G6 – B2 (near south eastern corner, adjacent Plot 107) – group of holly, birch, hawthorn and elder, forming dense canopy area, unmanaged. Recommendation states remove.

The group should be retained and appropriately maintained and managed, to form a mature hedge.

This southern boundary to the field currently comprises of several tall mature evergreens (holly). These and the other species in this mature hedgerow currently form an effective visual screen of the development when viewed from this field in the Conservation Area. The retention of a mature hedge would also soften the visual impact of the development from Breary Lane East and especially the view of the development, to the south east, from the duck pond area. Residents of Breary Lane East have asked for this mature 'hedging' to be retained. Note that some gaps in the hedge will need filling.

The field is in the Bramhope Conservation Area (Character Area 5). A key way to retain character in this Character Area is the "retention of historic boundary treatments including walls and mature hedgerows, with new walls built in the manner as those present" (p.18, Bramhope Conservation Area Appraisal and Management Plan).

Field to west of Breary Lane East Duck Pond: northern and eastern boundary, adjacent to Breary Lane East

There is no indication that the drystone wall at this location, along parts of the northern and eastern boundaries, is to be retained. The drystone wall should be repaired and conserved. The Bramhope Conservation Appraisal and Management Plan states that a key characteristic of Area 5 is the important contribution that stone boundary walls make to the street scene (p.18) and, as stated above, a key way to retain character in this Character Area is the "retention of historic boundary treatments including walls," p.18).

#### Northern Bank of Breary Lane East Duck Pond adjacent Breary Lane East

The landscape plans of c.2019 indicated that the hawthorn tree on the northern bank of the pond was to be retained. This tree is no longer shown on the plans, but should be retained. The parish council has had specific requests from residents in nearby properties that this tree should be retained. See below

*"It is an old tree that has been there for decades and is important in limiting the visual aspect of the development. As the whole application has always been put in the context of an application in the vicinity of a listed building, and the impact on the vista from that building would be adversely impacted by its removal, I can see no real justification for such a step."*

The listed building is Grade II – The Old Farmhouse, Breary Lane East.

The duck pond and the area around it is also in the Bramhope Conservation Area.

#### Removal of Mature hedgerow to east of LAP

The landscape plans of c.2019 indicated that the mature hedgerow was to be retained and maintained with some laying and gapping up. However earlier this year instructions were given for the removal of this area of 'scrub'. This removal was reported to LCC. Residents on Breary Lane East, especially those in the vicinity of the duck pond, had requested that this mature hedge row be retained. See below

*"The hedge along the edge was always to be retained in the original plans. As I said at the time of its removal, despite protestations to the contrary, I was concerned that its removal was always intended to be permanent and retrospective approval sought. That looks to be the case here. Again, it impacts adversely on the view from the house. I note also that further along Breary Lane East, the visual impact on houses is being mitigated by a 2 metre mound and mixed shrub planting. It seems odd therefore that adverse impact would be permitted by removal of the hedge."*

The proposed replanting is shown as four boundary trees (opposite Plots 160-163). The planting should also include some appropriate 'buffer' planting to form a hedge in order to further mitigate the removal of the mature hedge.

The addition of 'hedging', in addition to the boundary trees, will eventually help to soften the visual impact of the development on Breary Lane East and especially views to the east from the Ebor Way which runs along Breary Lane East.

#### **Detailed Landscape Boundary Proposals (1 of 3)**

See comments on **Detailed Plot Landscape Proposals (1 of 6) and (2 of 6)** above.

Notes on the plans say for details of the POS refer to Series 200 drawings, 202 drawings & drawings 207/8. As these drawings are not available with this application the parish council is unable to comment.

However, the document showing the Detailed Play Area Proposals indicates some planting adjacent to the area of the LEAP.

#### **Detailed Landscape Boundary Proposals (2 of 3)**

See comments on **Detailed Plot Landscape Proposals (4 of 6) and Detailed Plot Landscape Proposals (5 of 6)** above

#### **Detailed Landscape Boundary Proposals (3 of 3)**

This plan indicates the 'extension' of Spring Wood into the field to the north which also has the Ebor Way near the northern boundary.

The proposed planting is a Native Woodland Mix (NSWM) and includes a one central +2m mound with a 1:5 slope. There is some local concern that a single mound of this scale, especially the height, will appear too dominant within the landscape.

A selection of trees, preferably heavy standard trees, should be added to the planting to obtain some instant impact in this field. This is especially relevant in the area adjacent the western border of the field. Additional planting, including oak trees, would help to mitigate the proposed removal of four adjacent mature oak trees ranging from 10.5m to 15m in height (see T18, T19, T20 & T21, Appendix 3, Tree Survey Schedule, Arboricultural Method Statement and Tree Protection Plan, Condition No.26, Application No; 22/06139/COND). All four trees have over 70% of

their “*can boat*” missing at the base and the heartwood is exposed, they cannot produce additional live wood and will fail as the heartwood decays. Therefore, the trees are recommended for refusal on future safety grounds.

(*can boat* should read as cambium which is the layer of the trunk where new cells develop)

Currently the four mature oaks are to be replaced by seven heavy standard boundary trees. The planting of further heavy standard trees, including oaks, at an appropriate distance in this adjacent field would not only help to mitigate the removal of the mature oak trees but would help soften the impact of the development on views to the west when approaching this area from the Ebor Way.

If the mature oak trees are considered to be a future safety risk rather than a current risk they should only be removed when the need arises. The simultaneous removal of these mature oaks would result in a sudden and significant loss of habitat, as oak trees support some 2,300 species of flora and fauna. Once any tree has been removed some of the wood should be left on site to provide important microhabitats during the decaying process.

App No	Address	Description	Comment
22/05815	Unit 4 Coney Park Harrogate Road	Erection of temporary outbuilding	No comment.
22/06519	2 North Mead Bramhope	Alterations including conversion of attic to form habitable rooms and hip to gable extensions to both sides; dormer window to rear; single storey rear extension	The parish council objects. The rear dormer is over dominant and does not comply with the HDG.
22/05983	Clarke Construction Site Retail Development Bramhope	Three illuminated fascia signs; one illuminated totem sign; eight nonilluminated signs	The parish council objects and would like to make the following comments. The store is located at an important gateway into the village. The signs and level of illumination should be as discrete as possible as the site is also adjacent to the Bramhope Conservation Area. The size of the illuminated totem sign is excessively high at 3.5 metres, this is adjacent to green public open space which is retained in the Green Belt. Additionally, although not included in this application, the choice of internal graphics for the store windows, as shown on this application, would serve to create significant visual impact. The internal graphics should be of a more discrete design/illustration. The graphics obscuring the windows should be more appropriate to the character of the local area.
22/06388	Land Off Carlton Lane Yeadon Leeds	Building on site to be demolished and erection of detached house with double garage	The parish council neither supports nor objects. However, any boundary treatment, including gates, should reflect the rural Green Belt setting. The introduction of alien materials and designs, such as high solid metal gates, would be an incongruous and unacceptable addition to the street scene. Any stone/drystone walls at the site should be retained and repaired.
22/06348	None Go Bye Farm Otley Old Road Bramhope	Change of use of land to provide campsite for touring caravans, tents, and campervans.	The Parish Council neither supports nor objects to the planning application but would like to make the following comments  It is noted that this site is in the near vicinity of St Helenas. St Helenas also has sites/pitches for touring caravans etc. Can the need for a new site, although it is nearer to the fishing ponds, be demonstrated?  Landscaping – some larger trees, of at least standard size, are required for more instant impact in order to further screen the site on eastern boundary.  New roads/tracks - Materials used for any new roads/tracks should be permeable and reflect the rural location.  Access – it is noted that there is existing access to the site from Otley Old Road. However, there are existing concerns about traffic speeds in this area. Access to the site could be obtained using the access to the farm shop and then the existing track at the rear of the farm complex which would also allow access to the fishing ponds and the rear of the proposed camp site.

## 5 . To review current enforcement cases

There were no updates on enforcement cases.

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

Include a standing item on future meetings to discuss any issues that may arise with the landscaping scheme of the Spring Wood site.

**7. Date of next meeting**

The date of the next meeting is to be decided.

The meeting closed at 19.37pm

Minutes by Nicola Woodward

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