

Planning Committee Meeting held on 30th September 2022 at 9.30am at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

Present: Diane Fox(Chair), Alan Anslow, Campbell Cowan, Ian Robinson, Hilary Harris

1. To receive apologies

Apologies from Cllr Cowan and Pickstock

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.

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

App No	Address	Description	Comment
22/05546	Annexe Greenfield Cottage Old Lane Bramhope Leeds	Demolition of existing annexe outbuilding; Construction of new two storey dwelling and associated works	<p>The parish council objects</p> <p>The parish council would like to make the following comments:</p> <p>If the development rights are to be transferred from Greenfield Cottage to the new dwelling (which must now be considered a separate dwelling as it will no longer ancillary to Greenfield Cottage) then a condition should be required to place a permanent restriction on further development at the transferring property and a permanent restriction on any later proposed transfers of development rights from the transferring property.</p> <p>As the 30% increase in volume generally allowed under Policy HDG3 is also being mostly used by the new dwelling, permitted development rights should also be permanently removed from this new dwelling.</p> <p>Further buildings, such as stables, should not be allowed on the site.</p> <p>Although the DAS states that the current proposal is slightly smaller than the volume of the approved dwelling of the fallback position, the ridge height of the new dwelling should be no higher than that already approved.</p> <p>The new dwelling although set back from both Old Lane and Occupation Lane will still be quite prominent within the landscape. When viewed from Old Lane and Occupation Lane it may create a greater visual impact on the openness of the Green Belt by the very nature of its design and spatial arrangement.</p> <p>The visual disturbance of parking for six cars will have an impact on the openness of the Green Belt and has the potential to introduce elements of inappropriate visual clutter. Appropriate landscaping and planting should be required to reduce the impact of parked cars.</p>

			The external construction materials, finishes and design should reflect the local vernacular of the nearby dwellings in this area of the Green Belt.
22/06000	The Robert Craven Memorial Hall Old Lane Bramhope	One non-illuminated fascia sign; two non-illuminated entrance signs	The Parish Council does not object, however it would like to make the following comments. The two entrance notices should be more discrete as they are located in the Conservation Area. The height should be reduced to align with the top of the stone entrance pillars or the top of the fencing posts.
22/06161	1 Creskeld Garth Bramhope	Sliding entrance gates to existing driveway	<p>The parish council objects. The large high solid wooden gates have a negative impact on the character of the Conservation Area. They are not, as claimed in the planning statement, characteristic of this part of the Conservation area. Typical gates in the Conservation area including this character Area and specifically Creskeld Drive, Garth and Gardens, and for those over 1m in height, are 'see through' and wrought iron in material. This helps to maintain the openness of the Conservation Area.</p> <p>One type of space in the Conservation Area is the open feel provided by the 20th century development (Bramhope Conservation Area & Appraisal & Management Plan, p.8). The Householder Design Guide states "Proposals which seek to erect large fences, walls and solid gates to the front of properties and adjacent to public areas will not normally be acceptable. Applications which seek to dramatically vary the height, material or style of front boundaries will not normally be acceptable" (HDG, p. 38).</p> <p>It should be noted that previous applications in this part of the Conservation Area have been asked to have gates in character i.e. not solid in appearance.</p> <p>Of those examples given of solid gates in the Conservation area, two are not in the same Character Area, one pair of gates are not solid at the top section and there is no planning history evidence showing that these received planning permission. One gate was erected without planning permission and although now having planning permission it is approx. 1.4m in height, set back from the highway and to some extent screened by vegetation. The final pair of gates do not have planning permission and enforcement have asked that permission be sought.</p>

5. To review current enforcement cases

Updates were given on current enforcement cases.

6. To receive any additional comments regarding the policy for commenting on planning applications for trees and decide further action.

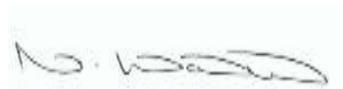
There were no additional comments.

7. Any items for discussion at a future meeting.

7.1 – The latest Landscape plans for the Spring Wood development has been submitted and will be discussed at the next meeting.

8. Date of next meeting

The date of the next meeting will be 18th October at 6.45pm.



Mrs Nicola Woodward, Clerk to the Council
Tel 07530 900 934

30 September 2022