

Planning Committee Meeting held on 24th August 2022 at 6.00pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

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

- 1. To receive apologies**
Apologies from Cllr Anslow.
- 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**

App No	Address	Description	Comment
22/04496	28 Creskeld Lane Bramhope	Retrospective application for wooden gates to the front	<p>The Parish Council objects. The large high 'solid' wooden gates have a negative impact on the character of the Conservation Area. Typical gates in the Conservation Area, including those over 1m in height, are 'see through' and wrought iron in material which helps maintain to openness of the CA. One type of space in the Conservation Area is the open feel provided by the 20th century developments (Bramhope Conservation Area Appraisal and Management Plan p.80). The current gates do not serve to enhance or preserve the appearance and character of this part of the of the Conservation Area and are an incongruous addition to the street scene. The impact is increased in that the gates are not set well back from the entrance to the driveway and highway.</p> <p>The Householder Design Guide also states <i>“Proposals which seek to erect large fences, walls and solid gates to the fronts of properties and adjacent to public areas will not normally be acceptable. Applications which seek to dramatically vary the height, materials or style of front boundaries will not normally be acceptable”</i>. 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>
22/02200	Stable Block Mall Lane Off Carlton Lane Guiseley	Demolish stable block and office and erect one dwelling house including alterations to form new vehicle access	<p>The parish council objects.</p> <p>Although the proposals are judged in the Local Plans report to meet with planning policy the Parish Council has various concerns regarding the development of this site.</p> <ul style="list-style-type: none"> • The negative impact of additional domestic curtilage and associated domestic paraphernalia and parked vehicles on the openness of the Green Belt. There is a need to protect visual amenity both from the impact of the new dwelling and the associated domestic curtilage • The lack of landscaping and planting plans which would help soften the transition into the Green Belt and improve the biodiversity of the site. • It should be demonstrated that there be no need for further stables to be developed as a result of this application. The Historical Appraisal Map Review refers to a barn already on the site.

			<ul style="list-style-type: none"> Permitted development rights should be removed.
22/04899	5 The Cedars Bramhope	Dormer window to the rear	The parish council objects. This large dormer totally dominates the rear roof. It is not set down from ridge, there is very little inset up from eaves, or from the side. It does not comply with the HDG (p.33).
22/04947	14 Eastgate Bramhope	Part two part single storey side extension	No comment.
22/05130	The Cottages Moor Road Bramhope	Single storey rear extension; detached triple garage; sliding metal entrance gates to driveway	No comment providing the proposals comply with Policy HDG3. The metal gates should not be solid in appearance, otherwise this would introduce an incongruous urban character to the Green Belt. A gate using wrought iron railings would be more appropriate.
22/05043	115 Leeds Road Bramhope	Demolition of existing garage; two storey extension on existing garage foundation with link to house	The Parish Council objects. The introduction of a large two storey building immediately adjacent to the side boundary does not serve to retain the spaces between buildings. These spaces are an important characteristic in the Bramhope Conservation Area. The proposed development is disproportionate in relation to size of original house (HDG p.29)

5. To review current enforcement cases

A report of building activities for which there is no evidence of planning approval has been sent to Leeds City Council. A further report will be sent regarding some temporary structures at an address on Leeds Road.

6. Any items for discussion at a future meeting.

Review of the tree comment policy.

7. Date of next meeting

The date of the next meeting is to be confirmed.

The meeting closed at 18.49

Minutes by Nicola Woodward

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