

# BRAMHOPE & CARLTON PARISH COUNCIL

Planning Committee Meeting held on 6<sup>th</sup> June 2023 at 6.30pm 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 received from Cllrs Rider & Pickstock
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
23/03012	Site Adjacent 20 Leeds Road Bramhope Leeds	Variation of condition 16 (drainage) of previous approval 22/05351/FU to allow for a revised drainage scheme	No comment.

Cllr Cowan declared an interest in application 23/03126 and left the meeting at 18.35pm

23/03126	49 Creskeld Lane Bramhope	Alterations including gable roof extension to rear; first floor side extension; single storey rear extension at lower ground floor level with decking area and balustrade above	The parish council objects. The rear roof of the dwelling will be dominated by gables. The two central dormers, with a bridge between them, are an incongruous addition. The dwelling is also a positive building in the Bramhope Conservation Area and should serve to maintain the character of the Conservation Area.
----------	------------------------------	---	--

Cllr Cowan re-joined the meeting at 18.42pm

---

23/01904	6 St Giles Garth Bramhope	Demolition of existing detached house and garage and construction of one detached house with integral double garage	The Parish Council objects. The plot is elevated above the St Giles Garth and the A660. The parish council has concerns about the impact of the proposed dwelling on the character of the existing street scene. In particular, the relationship between the height of the new dwelling and the neighbouring bungalows. It would dominate these dwellings and be an incongruous addition to the street scene. A document showing the impact on the street scene would have been helpful. Any gates to the driveway should have regard for the essentially open character of the surrounding area and street. They should not be high, solid or urban in design and appearance.
23/03050	Stone Top Farm Moorland Road Bramhope	Determination for the change of use of existing agricultural storage building to form a detached dwelling	<p>The Parish Council does not object however it would like to make the following comments: The applicant should be able to fully demonstrate that the site/holding fully meets with the term agricultural use, in that he keeping or breeding of animals is not undertaken just as a hobby.</p> <ul style="list-style-type: none"> <li>· That the extent of the work undertaken is only that which will be reasonably necessary to convert the building to a dwelling via Class Q.</li> <li>· Permitted development rights should be removed and there should be no need for any further agricultural buildings at this location or at any other location on the holding.</li> <li>· There should be an agricultural occupancy condition.</li> <li>· There is a lack of domestic curtilage/residential amenity.</li> </ul>
23/03166	White Windows Staircase Lane Bramhope	Car Port extension to rear	The Parish Council objects. The dwelling is a positive building in the Bramhope Conservation Area. Although the 'carport' respects the materials of the existing house it is not located to the side or rear and as such does not comply with the guidelines of the HDG p.36. The pitched roof of the car port will have a similar visual impact to that of a garage to the front of the dwelling, and as such does not enhance the appearance of the dwelling or the Conservation Area.
23/03194	9 Long Meadows Bramhope	Demolition of existing conservatory; construction of single storey rear extension	No comment

5. To discuss any arising issues regarding the landscaping scheme of the Spring Wood site and decide further action.

Comments on the latest landscaping plans have been submitted to LCC.

Hawthorn Tree on the northern Bank of the duck pond – a local resident has been in contact with LCC regarding having a TPO placed in this tree. LCC tree officer is said to be making a site visit.

Spring Wood – consideration for a TPO

Cllr Fox has been in contact with Cllr Flynn regarding gaining advice from a tree officer on a TPO for Spring Wood. Should this be before or after the maintenance work which will be required. Other mature trees within the site may also need TPOs.

Information on Spring Wood from Natural England and DEFRA.

Spring Wood is shown on their map as an Ancient Woodland, specifically Ancient Replanted Woodland (PAWS) of some 3.16 hectares.

PAWS are ancient woodland sites where the semi-natural woodland has been replaced with a plantation. Restoration should aim to retain the remnant features of semi-natural woodland and restore the site to woodland comprising of native species.

Government Grants are available for restoration of the woodland.

6. To review current enforcement cases

No updates.

7. Any items for discussion at a future meeting.

The council has received notification that new comments or objection will not be published on line but taken into account and summarised in the officer's reports for determination. The matter is to be discussed at the next meeting.

8. Date of next meeting

To be confirmed. Next applications due 24<sup>th</sup> June.

Meeting closed at 19:12

Minutes by Nicola Woodward

Published 13/06/23