

# BRAMHOPE & CARLTON PARISH COUNCIL

**Planning Committee Meeting held on 11<sup>th</sup> July 2023 at 5.30pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ**

**Present: Diane Fox(Chair), Alan Anslow, Anne-Marie Pickstock, Marion Rider**

1. **To receive apologies:** Apologies received from Cllrs Cowan, Robinson and Harris
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
23/01951	12D Church Hill, Bramhope	Alterations including demolition of existing extension to front; construction of two storey front extension with roof alterations to existing side extension; two storey side extension converting part of garage and new pitched roof; changes to fenestration including new door and windows to rear. - RE NOTIFICATION	No comment.
23/03786	15A The Poplars Bramhope	Single storey extensions to side and rear	The parish council objects. The single storey side extension does not provide adequate access to the rear (HDG p.25). The side extension, as it is only slightly stepped back from the front extension, has the potential to cause a terracing effect on a road of mainly semi-detached dwellings.
23/03792	24 - 26 The Cedars Bramhope	Conversion of one dwelling to form two dwellings; alterations including new entrance door to front, replacement of windows with doors to rear and associated landscaping and boundary treatments	No comment. However, the parish council would like to see some soft landscaping to the front of the parking areas including the retention/replacement of grass verges.
23/03886	Lyncrest, Moorland Road Bramhope	Two storey rear extension incorporating hip to gable roof alteration	No comment providing the proposals comply with Policy HDG3. However, the 2006 approval for a part single and part two storey side extension and the 2018 single storey rear extension may have already used the 30% increase in volume from the original dwelling which is allowed by this policy. No volume calculations have been included to show the dwelling will still comply with HDG3 when the volume of this application is also included.
23/03863	Bramwood, 11 Creskeld Crescent Bramhope	Erection of seven dwellings with associated works including creation of new access to Creskeld Crescent and landscaping of the site	The parish council neither supports nor objects. The parish council would like to make the following comments: Regarding Plots 2-7 the use of timber cladding, especially dark cladding, is not the local vernacular nor is the use of dark metal as a roofing material. As such it does not follow the guidance given in points 1 and 4 of the key ways of maintaining character stated in the Bramhope Conservation Area Appraisal and Management Plan p.16, Character area 3, The Creskelds. Points 1 and 4 being: <ul style="list-style-type: none"> <li>• <i>Continued use of a mixed palette of materials for new buildings/extensions, but with coursed sandstone and render remaining the predominant finishes.</i></li> </ul>

			<ul style="list-style-type: none"> <li>• <i>Retention of slate roofs and chimneys.</i></li> <li>• <i>Stone, render and ornate detailing all make a positive contribution to the character and appearance of the area. (BCA Appraisal and Management Plan p.16).</i></li> </ul> <p>The newly introduced materials (dark cladding and dark metal roofing) are the predominant finishes in Plots 2-7 and as such could be regarded as an incongruous addition that neither retains or enhances the character of the Conservation Area.</p> <p>Although new hedging is introduced there is still a need for more tree planting e.g. adjacent or within the vicinity of the boundaries with the A660 and the garden of 87 Leeds Road.</p> <p>There should be a condition that all new trees and hedging have to be retained and maintained for the lifetime of the development.</p> <p>There should be a condition that the drystone walling has to be maintained and retained for the lifetime of the development.</p> <p>Any gates introduced to the site should also serve to maintain and retain the character of the Conservation Area. Gates should not be high, solid nor urban in design and appearance.</p> <p>There should be a woodland management plan for the TPO'd woodland adjacent the site.</p> <p>The parish council would also like to query as to what is meant by communal access to the woodland.</p>
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5. To discuss any arising issues regarding the landscaping scheme of the Spring Wood site and decide further action.

The Spring Wood Roundabout is getting overgrown with thistles. The matter will be reported to Cllr Flynn.

6. To review current enforcement cases

No update.

7. Any items for discussion at a future meeting.

None identified.

8. Date of next meeting

To be confirmed.

Meeting closed at 7pm

Minutes by Nicola Woodward

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