

## BRAMHOPE & CARLTON PARISH COUNCIL

**Planning Committee Meeting held on 3<sup>rd</sup> August 2023 at 3.00pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ**

**Present: Diane Fox (Chair), Campbell Cowan, Ian Robinson,**

1. **To receive apologies:** Apologies received from Cllrs Anslow, 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   |
|-----------------|----------------------------|--|---|
| 23/03671        | 38 Hall Drive<br>Bramhope  | Alterations including two storey front extension, conversion of garage to form habitable rooms; conversion of loft area to form habitable rooms; two storey part single storey side/rear extension; balcony to side; garden room with steps to side; lower ground floor extension to side/rear; patio/seating area at lower ground floor level | <p>The Parish Council neither supports not objects to the planning application, however it would like to make the following comments:</p> <p>The timber cladding is an incongruous addition.</p> <p>The plans refer to a sliding gate at the main entrance, however no information has been included as to the proposed design and materials of the gate. Any gate/s introduced to the site should serve to preserve and enhance the character of the Conservation Area. They should not be high, solid or urban in character, materials and design. The Parish Council notes that the gates already appear to be in place without planning permission.</p>     |
| <b>23/04049</b> | 856 Leeds Road<br>Bramhope | Change of use of ground floor retail unit to hot food takeaway and the conversion and extension of detached garage to be used as an acupuncture clinic; associated hard and soft landscaping   | <p>The Parish Council objects and makes the following comments:</p> <p>With regards to the proposed car parking provision, the Parish Council doubts whether 4 (1 of which is disabled) parking spaces for customers of the takeaway will be sufficient and are concerned that parking will spill out on to the A660 causing road safety issues, due to the close proximity of the Kings Road roundabout to the site.</p> <p>The Parish Council notes the overlap of opening hours of the acupuncture clinic and the takeaway and whether the issue of parking could be addressed by limiting the opening hours of the clinic at peak takeaway usage times.</p> |

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|                 |                        |  | <p>The development should not have any adverse or unacceptable impact on the amenity of residents of any nearby dwellings.</p> <p>As the site is within the Green Belt, the application should comply with NPPF paragraph 149c allowing development in the Green Belt providing that “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.”</p> <p>To mitigate for the removal of a length of beech hedging to accommodate the new extended car park new hedging should be planted along the full length of the rear boundary of the site adjacent to the open fields of the Green Belt.</p> <p>There should be a condition that all hedging and trees are to be maintained and retained for the lifetime of the development.</p> <p>Materials used for the surfacing of the new area of car park should be permeable and not tarmac. The use of tarmac could result in run off onto the A660. The surfacing should comply with SuDS requirements. During periods of heavy/prolonged rain this area has been subject to flooding/standing water caused by run off from the fields to the rear of the site and at times floods across the A660, overwhelming the current drainage infrastructure.</p> |
| <b>23/04123</b> | 18 Churchgate Bramhope | Conversion of existing integral garage; insertion of new bay window to front and bifold doors to rear; blocking up of door to side; landscaping works and boundary treatments to rear  | <p>The Parish Council neither supports nor objects to the planning application, however it would like to make the following comment:</p> <p>The conversion of the garage implies a loss of parking. Therefore, any future new parking in the front garden should include soft landscaping located to the front of any new parking area, as suggested by the HDG p.34</p>   |
| <b>23/04475</b> | 9 Old Lane Bramhope    | Alterations including single storey rear extension, 1st Floor rear extension, large window replacing small window to side, new access door to front with canopy. New windows to 1st floor rear. New rooflights to rear. Patio doors replacing bifolding door to ground floor rear. | <p>The Parish Council objects and would like to make the following comments.</p> <p>In order to maintain unity to the front elevation the window bottoms of the two first floor windows above the garage should align with the other first floor windows. Likewise, the colour of the frames should match those of the other windows on the front elevation – they should be white and not black.</p> <p>The use of black timber cladding does not reflect the local vernacular and as such is an incongruous addition. The use of timber cladding would be more acceptable and give a softer, less stark, appearance if all the cladding was natural larch. This would match that of the veranda rather than contrast with it. The HDG p.16 states that materials in Conservation Areas should normally be traditional local materials.</p>   |

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|  |  |  | <p>There is no evidence of any planning permission for the high (over 1m in height) solid gate/s of urban character which have already been erected adjacent to Old Lane. These gates do not retain or enhance the character of the Conservation Area and are an incongruous addition to the street scene. Gates should serve to preserve and enhance the character of the Conservation Area. They should not be high, solid or urban in character, materials and design.</p> |
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5. To discuss any arising issues regarding the landscaping scheme of the Spring Wood site and decide further action.

A post and rail fence has been erected to separate the field to the north of Spring Wood (into which Spring Wood is to be extended) from the rest of the development. Rolled gravel footways (wide enough to take a vehicle) have been completed between the new houses on Galloway Close and the boundary of the development with Breary Lane East. The ground has been levelled, therefore the original idea of two long narrow mounds of soil in this vicinity appears to have been abandoned. As yet no permanent 'barrier' to stop vehicles entering the site from the end of Breary Lane East. Some clearance of the thistle forest on the new roundabout.

6. To review current enforcement cases

No update on existing cases and one new case reported via Arthington Parish Council.

7. Any items for discussion at a future meeting.

None identified.

8. Date of next meeting

Date of next meeting will be on 30<sup>th</sup> August. Time to be confirmed.

The meeting closed at 3.46pm

Minutes by Nicola Woodward

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