

BRAMHOPE & CARLTON PARISH COUNCIL

Planning Committee Meeting held on 30th August 2023 at 6.00pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

Present: Diane Fox (Chair), Campbell Cowan, Ian Robinson, Alan Anslow, Anne-Marie Pickstock, Jane Orton, Hilary Harris,

Apologies: Marion Rider

1. **To disclose or draw attention to any disclosable pecuniary interests.** There were no interests declared.
2. **Public Participation.** There were no members of the public present.
3. **To comment on planning applications sent by Leeds City Council**

App No	Address	Description	Comment
23/04528	Meadow Bank Farm Old Lane Bramhope	Variation of condition 1 (approved plans) of previous approval 21/03789/RM to allow for amendments to the design of plots 1, 2 and 4	The parish council objects. The parish council has specific concerns regarding Plot 4 the 'larger farmhouse.' The introduction of a large gable shaped window to the master bedroom, on the rear elevation, appears to form an incongruous addition. It does not reflect the design of the other modest sash windows at first floor level on this elevation, nor does it relate well to the original concept of a former farmhouse and the agricultural nature of the site. This large window will be more distinct and prominent when viewed from Definitive footpath Bramhope 10 and from longer distances across the open Green Belt. The new window design will not serve to create an effective visual transition from the development to the openness of the Green Belt.
23/04403	17 Breary Lane Bramhope	Alterations including single storey front extension; part single, part two storey rear extension; enlargement of existing raised decking to rear; widening of existing access gate and new turning area to front garden	The parish council neither supports nor objects. However, these plans, and the previous plans, 22/00639, approved in March 2022, make no reference to any gates. If gates are to be included, they should be not be high, solid or urban in character design and materials nor should they be an incongruous addition to the adjacent Conservation Area.
23/04764	Stone Top Farm Moorland Road Bramhope	Determination for conversion of existing agricultural barn to a single dwelling house	The Parish Council does not object however, as with the previous application, it would like to make the following comments: <ul style="list-style-type: none"> • The applicant should be able to fully demonstrate that the site/holding fully meets with the term agricultural use, in that the keeping or breeding of animals is not undertaken just as a hobby. · • 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. ·

			<ul style="list-style-type: none">• 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. ·• There should be an agricultural occupancy condition. ·• There is a lack of domestic curtilage/residential amenity.
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4. To discuss any arising issues regarding the landscaping scheme of the Spring Wood site and decide further action.

Nothing to report.

Eight of the trees planted at the front of the development have died. Report to Cllr Flynn to take up with the developer.

The landscape plan is still not approved.

5. To review current enforcement cases

6. Any items for discussion at a future meeting.

6.1 Cllr Fox will continue to look at TPO's for Spring Wood site

7. Date of next meeting

Date of next meeting 20th September at 6.30pm.

The meeting closed at 6.26pm

Minutes by Nicola Woodward

Published 31/08/23