

## BRAMHOPE & CARLTON PARISH COUNCIL

**Planning Committee Meeting held on 12<sup>th</sup> December 2023 at 5.30pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ**

**Present:** Diane Fox (Chair), Alan Anslow, Campbell Cowan, Jane Orton, Hilary Harris,

**Apologies:** Apologies received from Cllrs Robinson, Anne-Marie Pickstock and 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
23/05463	The Homestead 56 Hilton Grange Bramhope	New boundary wall fence; replacement/repositioning of existing boundary wall with new access gate and more access parking space	No comment
23/06915	First Gate 27A Breary Lane Bramhope	Alterations including replacement of existing flat roof with pitched roof over garage/bedroom to front; removal of chimney stack	No comment
23/07244	3 Northmead Bramhope	Single storey rear/side wraparound extension, including new patio to rear	The Parish Council objects. The flat roofed side extension although stepped back from the front elevation could result in an incongruous addition adjacent to the pitched roof of the original dwelling.
23/06801	High View 25 Breary Lane East Bramhope	Alterations including new vehicular accesses to front; new wall with pillars to front; two electric gates to front	<p>The parish council objects. The high walls and high solid gates will be a negative and incongruous addition and have an ‘urbanising’ effect on the character of the area. Previously this dwelling did not have any gates and there was a very low stone wall which resulted in a very open aspect.</p> <p>This dwelling is immediately adjacent to the Bramhope Conservation Area (opposite and to the western boundary) as such it should comply with Policy N19 (iv) where “careful attention is given to the design and quality of boundary and landscape treatments.”</p> <p>Additionally, the proposals do not follow the guidance of the HDG p.38, with the height, material and style of boundary treatment not reflecting the local character of this part of Breary Lane East.</p>

			<p>Any new gates should not be solid, but 'see through' and 'wrought iron' in design and material which will help to maintain the open character of the area. The height of the wall should also be reduced.</p> <p>The parish council is also concerned that the whole of the front garden will become hardstanding. Some element of soft landscaping, planted at ground level should be included to the front of any hardstanding as suggested by the HDG p.34. Any hardstanding should also meet with SuDs requirements.</p>
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4. To discuss any arising issues regarding the landscaping scheme of the Spring Wood site and decide further action.  
The footpath between Breary Lane East and Spring Wood Park has deteriorated further during the recent heavy rainfall.
5. To review current enforcement cases  
Another container located in a front garden was noted. This will be reported.
6. Any items for discussion at a future meeting.  
No items identified.
7. Date of next meeting  
The date of the next meeting will be 24<sup>th</sup> January 2024.

The meeting closed at 5.55pm

Minutes by Nicola Woodward

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