

BRAMHOPE & CARLTON PARISH COUNCIL

Planning Committee Meeting held on 24th January 2024 at 6.15pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

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

Apologies: Apologies received from Cllr 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**

No	App	Address	Description	Comment
23/07532		33 Creskeld Lane Bramhope	One new detached dwelling	<p>The parish council either supports nor objects to the application but would like to make a number of comments with regard to preserving the character of the Conservation Area.</p> <ul style="list-style-type: none"> • The mature beech hedging at the side boundary (west side) should be retained for the lifetime of the development. • Fencing to the eastern side boundary should be reduced, to no more than 1m in height, to the front of the dwelling (from the front elevation to the front boundary) in order to maintain the open character to the front of dwellings in this part of the Conservation Area. • The drystone wall boundary to the front should be retained and conserved (as is proposed in the application). • No front gates are proposed, therefore any gates which are erected should not be over 1m in height. Any gates should not be solid in appearance. • The proposed hardstanding (asphalt) should comply with sustainable drainage requirements in order to avoid discharge onto the highway. Accelerated runoff already occurs on Creskeld Drive due to the steep gradient.
24/00010		34 Parklands Gate Bramhope	Single storey infill extension to rear; conversion of garage to habitable accommodation; detached outbuilding to rear	No comment.
24/00022		40 Wynmore Avenue Bramhope	Alterations including first floor extension to side including French doors and Juliet balcony to rear; new full height window to front; single storey rear extension; new canopy to front	The Parish Council neither supports or object, however the committee believes that new large window on the front elevation is an incongruous addition.
24/00058		17 The Sycamores Bramhope	Alterations including single storey rear extension; demolition of existing conservatory; new rooflight to existing kitchen; loft conversion with front and rear	No comment.

		dormer windows; conversion of garage to gym and workshop	
24/00003	Farm Shop None Go Bye Farm Otley Old Road	Erection of a steel portal frame agricultural building for housing livestock	No comment.
24/00135	The Cottages Moor Road Bramhope	Construction of detached garage to rear	The parish council objects. This application does not comply with Policy HDG3. The 30% increase from the original volume has already been utilised. Please see the planning officers report for application 22/05130/FU when a triple garage was removed from the original application due to the total volume of extensions being already over the 30% allowed by Policy HDG3. No very special circumstances have been demonstrated regarding this application.
24/00183	24 Hall Rise Bramhope	First floor side extension	No comment

4. To discuss any arising issues regarding the landscaping scheme of the Spring Wood site and decide further action.
Trees planting etc is taking place in the green space to the east of the duck pond and adjacent to Breary Lane East
5. To review current enforcement cases
Case in the Bramhope Conservation Area, but in Arthington Paish see other issues below
One existing enforcement case which went to appeal has been dismissed.
6. Any items for discussion at a future meeting.
Discuss whether the Parish Council should take part in the consultation on the Street Vote Development Orders.
7. Date of next meeting
The date of the next meeting will be 28th February 2024.

The meeting closed at 18:45pm

Minutes by Nicola Woodward

Published 25/01/2024