

BRAMHOPE & CARLTON PARISH COUNCIL

Planning Committee Meeting held on 20th March 2024 at 6.30pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

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

Apologies: Apologies received from Cllr Campbell Cowan

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 |
|-----------------------|--|--|--|
| 24/00950 | Dental Surgery 2 Breary Lane East Bramhope | Removal of condition 4 (use as a dentists) of previous approval 23/05069/FU (Change of use of mixed use dental practice and dwelling to dental practice (class E) with single storey rear extension; extension and conversion of detached garage and glazed link between garage and main building) | No comment providing there will be no adverse issues regarding parking on Breary Lane East at the junction with the A660, Leeds Road. This section of Breary Lane East is already used for on street parking in relation to the nearby shops, office and estate agents at Tredgold Avenue/Leeds Road and for park and ride to Leeds (some of this is long stay – all day and evening). With the introduction of new parking regulations and a school street at Bramhope Primary School, Breary Lane East is also used for parking at school drop off and pickup times. |
| PREM/05274/001 | 856 Leeds Road Bramhope | Licensing Act 2003 - These premises are a Chinese take-away and café wishing to provide the following licensable activities:- Sale by retail of alcohol everyday 12:00 - 22:00 | <p>Planning permission has only been given for a takeaway and not a café. If it becomes a café there would be an impact on parking due to customers spending a longer period of time in the premises, which raises concerns about the parking provision.</p> <p>The Parish Council would like to object to another premises selling alcohol which will be within a short distance of the Co-op convenience store which is opening in May and already has a license.</p> |
| 24/01199 | Highview 25 Breary Lane Bramhope | Retrospective application for new vehicular access and enlarged access to front; replacement boundary wall to front with pillars 1.8metres high, incorporating gates 1.2 metres high, with additional trellis | <p>The parish council objects</p> <p>As stated in our previous comments to the application which was refused, the area to the front of this dwelling was open plan, there were no gates and the wall was very low. Therefore, the</p> |

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| | | | <p>drawing showing the front boundary before any work on the dwelling took place is inaccurate.</p> <p>The black trellising proposed to be placed on top of the gates does not have the appearance of being mainly see through. Overall, this would increase the height of the solid gates to 1.8m. The gates and the trellising would be an incongruous addition and would not adhere to Policy N19(iv) nor would they comply with the guidance in the HDG as the height and style does not reflect the character of this part of Breary Lane East. The gates should reflect the character of the area. They should be 'see through' and not solid in appearance. The design and materials should also reflect the local area character.</p> <p>Boxes for planting on the top of the wall will only add to the overall height and a sense of enclosure. Soft landscaping should be provided via planting at ground level (see HDG p..34) and grown to an appropriate height.</p> |
| 24/00779 | 10 Creskeld Garth Bramhope | Demolition of existing dwelling, erection of one replacement dwelling; erection of detached outbuilding to rear, use of woodland area to the rear as residential curtilage | <p>The parish council neither supports nor objects.</p> <p>As this site has a steep gradient the gabled section of the front elevation has the potential to be over dominant.</p> <p>If gates are to be proposed they should reflect the character of the area. They should be 'see through' and not solid in appearance. The design and materials should also reflect the local area character.</p> <p>There are concerns that during the construction period, and due to the site being located at the end of a small cul-de-sac, there could be access issues due to parked vehicles. This could cause issues for the collection of refuse and local residents.</p> |

4. To discuss any arising issues regarding the landscaping scheme of the Spring Wood site and decide further action.

The landscaping planting continues.

5. To review current enforcement cases

There was no update on enforcement cases.

Cllr Anderson has met with some residents on Wynmore Avenue regarding the condition of the grass verge at the entrance to the avenue.

6. Any items for discussion at a future meeting.

Leeds Local plan update from Cllr Fox.

7. Date of next meeting

The date of the next meeting will be 24th April 2024 at 6.30pm

The meeting closed at 18.55

Minutes by Nicola Woodward

Published 21st March 2024