

## BRAMHOPE & CARLTON PARISH COUNCIL

**Planning Committee Meeting held on 26<sup>th</sup> June 2024 at 6.15pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ**

**Present:** Diane Fox (Chair), Ian Robinson, Marion Rider, Jane Orton, Campbell Cowan

**Apologies:** Apologies received from Cllrs Anslow, Pickstock and Harris

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

**3.1 Application Number and Address:** 24/03205, 77 Leeds Road Bramhope

**Description:** Two storey rear extension; Porch extension to front; First floor extension to side

**Comment:** The Parish Council objects. The two storey rear extension does not appear to comply with the 45 degree code.

**3.2 Application Number and Address:** 24/03387, Hillside 38 Hall Drive Bramhope

**Description:** Retrospective Application for New entrance gate and boundary treatment

**Comment:** The Parish Council objects. The gates do not serve to preserve or enhance the character of the Conservation Area and are an incongruous addition to the street scene.

**Cllrs Robinson and Rider joined the meeting at 18:23pm**

**3.3 Application Number and Address:** 24/03282, The Spinney 20 Creskeld Lane Bramhope

**Description:** Porch to front; enlargement of hardstanding to front

**Comment:** No comment.

**3.4 Application Number and Address:** 24/03098/CLP, 11 Eastgate Bramhope Leeds

**Description:** Certificate of Proposed Lawful Development for change of use from retail unit to residential property

**Comment:** No comment.

4. To discuss sites for the Leeds Local Plan 2040 and decide further action.

No further update from LCC, however LCC are saying via 'Spatial Strategy' that the Leeds population is forecast to grow by around 37,00 people between 2022 and 2040. This will require more sites for housing.

5. To receive information regarding a change in planning rules for farm buildings.

The following information was shared with the Committee regarding the changes in planning rules for the development of farm buildings.

### **New changes to Class Q - Updated 21 May 2024**

Primarily this increased the overall amount of cumulative floorspace developers can convert (now up to 1000 sqm), increased the number of dwellings that can be built (up to 10), and allows for more flexibility on what buildings can potentially be used for. The new rules do however curtail the maximum size of a dwelling quite significantly (down from 465 sqm to 150 sqm) and mandates that the buildings must have suitable road access.

### **What is Class Q?**

Class Q allows for the conversion of buildings on or around agricultural units (e.g a farm holding) to houses without the need to apply for planning permission.

This includes the change of use of a building or any land within its curtilage, including the building operations reasonably necessary to convert the building, to Use Class C3 (dwelling houses)

### **How big can you go?**

In 2024, the number of homes you can build under Class Q has increased. You can now build up to ten dwellings with a maximum floorspace of 150 sqm, and a maximum cumulative floorspace of 1000 sqm.

For example, you can create 10 dwellings of 100 sqm each (totalling 1000 sqm), or a mix of sizes, like 6 dwellings at 150 sqm and 1 at 100 sqm (totalling 1000 sqm).

### **What to consider when analysing Class Q**

When preparing submissions under Class Q, there are a few key things to be aware of:

- The building/s to be converted were part of an agricultural unit on or before 24 July 2023, or if no longer part of one, not used for any non-agricultural purpose since that date.
- The proposed development does not include any dwelling houses that exceed 150m<sup>2</sup>.
- The proposed development does not exceed more than ten dwellings.
- Class Q does not permit the complete **demolition and rebuilding** of agricultural buildings - only partial demolition.

- Development needs to be within the **existing footprint** of the building.
- You cannot apply Class Q to each agricultural building, it is applied to each agricultural unit.
- You can however convert multiple buildings to achieve the maximum floorspace and welling limits.
- The Council will take into consideration the location and siting of the building e.g. is the building close to **noisy and disruptive agricultural operations?**
- **Design** is the most subjective of all the aspects the council can consider and it is important that proposals are adequately justified in terms of how they have been designed.
- The proposed dwellings meet national space standards.
- The existing building should already be in good enough shape to be converted into a dwelling.
- The dwellings must have suitable public road access.
- You can add a 4 x 4 m single story rear extension if situated on hard standing which existed on 24th July 2023.
- You still must go through a process with the council called 'Prior Approval'.

One of the key advantages of Class Q is that it allows the delivery of homes in the Green Belt. Developing in the Green Belt is notoriously difficult, with tough planning hurdles to get over, particularly when agricultural buildings do not count as previously developed land.

It also allows for homes to be built in more rural areas without having to demonstrate the sustainability of the site, i.e. access to shops and services or public transport.

Class Q, therefore, provides an opportunity to deliver homes on sites which would struggle to gain planning through conventional means.

Source: <https://searchland.co.uk/blog/class-q-converting-barns-to-homes-even-in-the-green-belt> , Retrieved June 3<sup>rd</sup>, 2024.

Note there are also changes regarding the conversion of agricultural dwellings to commercial use. However, the changes to the conversion to dwellings is probably likely to have the most impact within the parish.

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

Cllr Flynn will contact the developer about dead trees and a requirement for bollards.

Trees and landscaping are still required at the Co-op site. It was AGREED by ALL that the Clerk should write to LCC Planning to find out if this is being progressed.

7. To review current enforcement cases

There was no update on enforcement cases.

Cllr Fox gave an update on an issue with fencing which has been raised with Cllr Flynn. Fences should be no more than 1 metre in height up to 2 metres back from the highway.

An issue with a gate above 1 metre which does not appear to have planning permission was raised. Cllr Fox to check details prior to reporting to enforcement.

8. Any items for discussion at a future meeting.

No items identified.

9. Date of next meeting

The date of the next meeting will be 24<sup>th</sup> July 2024 at 6.30pm

The meeting closed at 18:36

Minutes by Nicola Woodward

Published 28<sup>th</sup> June 2024