

BRAMHOPE & CARLTON PARISH COUNCIL

Planning Committee Meeting held on 15th October 2024 at 5.30pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

Present: Cllr Diane Fox (Chair), Cllr Alan Anslow, Cllr Marion Rider, Cllr Jane Orton, Cllr Anne-Marie Pickstock

1. To receive apologies for absence given in advance of the meeting and to consider the approval of reasons given for absence.
Apologies received from Cllrs Robinson and Cowan.
2. To disclose or draw attention to any disclosable pecuniary interests
There were no interests declared.
3. **Public Participation (10 Mins)**
There were no members of the public present.
4. To comment on planning applications and licensing applications sent by Leeds City Council
 - 4.1 **24/05299, Bramlea High Ridge Way Bramhope, Single storey side / rear extension**
Comment: The Parish Council objects. A key way to retain character as stated in the Bramhope Conservation Area Appraisal and management plan page 18 is via the use of course sandstone and render as predominant finishes. As such the use of black cladding is an incongruous addition
Comment formally ratified by the committee – submitted to LCC on 25/09/24 under delegated powers
 - 4.2 **24/05316/LI, Carlton Hall Carlton Lane,**
Listed Building Application for the refurbishment work including re-wiring, new heating installation, removal of modern finishes and internal replastering with insulated lime plaster, replacement of concrete floor slabs with insulated limecrete floors (and underfloor heating), relocation of ground floor WC, installation of new kitchen and bathrooms
Comment: No comment
Comment formally ratified by the committee – submitted to LCC on 01/10/24 under delegated powers
 - 4.3 **24/05435, Bramham House, 80 Leeds Road, Bramhope**
Two storey side and rear extension including new basement below; new windows to front and rear and juliet balcony to rear; rooflights to rear
Comment: No comment.
 - 4.4 **24/05450, The Cottages, Moor Road, Bramhope**
Removal of condition 6 (use class E development) of previous approval 08/03002/FU (Part two storey, part first floor side extension, part two storey, part first floor rear extension)
Comment: The Parish Council objects. No very special circumstances have been demonstrated to support the return of permitted development rights.
Evidence from planning decisions indicates that the following neighbouring properties have also had their permitted development rights removed:
24 Moor Road (20/07671/FU)
Park House Moor Road (20/01187/FU)
Moor Croft Moor Road (21/02960/FU)
Holly Croft Moor Road (20/06022/FU)
11 Moorland Road (22/00708/FU)
9 Moorland Road (19/01376/FU)
Therefore, there is no supporting evidence that this specific property is at any disadvantage in relation to several other neighbouring properties.
 - 4.5 **24/04953/FU, Dental Surgery, 2 Breary Lane East, Bramhope**
Change of use of dentist clinic to children's day care centre
Comment: Details of the Planning application were not available to view on the planning portal however the Parish Council sent an email to planning to indicate that it would object to the change of use and included the following comments.
Comment: The Parish Council objects.

The Parish Council is concerned about the impact on residential amenity of surrounding dwellings in a residential area from additional car movements from both staff and parents/carers.

The level of noise from outdoor play. The adverse impact from addition parking on Breary Lane East near the junction with A660. There are already some parking issues on Breary Lane East adjacent to the site via park and ride, overflow parking from the shops and offices on Leeds Road and parking during Bramhope Primary School drop off and pick up times.

There will be noise and air pollution from adjacent A660 which would have an impact on outdoor play, although the hedge, which has a TPO on it may help 'screen' some of this. The property is in the Conservation Area.

4.6 24/05441, 14 Wynmore Avenue, Bramhope

Single storey rear extension

Comment: No comment.

4.7 24/05718, 24 Tredgold Avenue, Bramhope

Demolition of detached garage; construction of single storey side / rear extension; associated landscaping

Comment: No comment.

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

Access from BLE near duck pond Drivers are trying to access the site from this location, need for bollards etc. A local resident has contacted Cllr Anderson about this. They have also been told that the PC have already raised this issue via Cllr Flynn. Note satnavs do not, as yet, always give the correct access details to the development.

It was noted that LCC Highways had indicated prior to the start of the development works that they would undertake a traffic survey on The Poplars, post completion, to ascertain the increase in traffic use of The Poplars. It was AGREED by ALL that the Clerk would contact LCC and ask whether there are any plans to undertake a post development traffic survey.

6. To review current enforcement cases

There were no updates.

7. Any items for discussion at a future meeting.

There were no items identified.

8. Date of next meeting

The meeting closed at 5.59pm

Minutes by Nicola Woodward

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