

BRAMHOPE & CARLTON PARISH COUNCIL

Planning Committee Meeting held on 25th September 2024 at 6.30pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

Present: Cllr Diane Fox (Chair), Cllr Alan Anslow, Cllr Ian Robinson, Cllr Marion Rider, Cllr Jane Orton, Cllr Campbell Cowan, 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.
There were no apologies.
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 **24/04767, 16 Parklands Gate, Bramhope**
Single storey side/rear extension; garage conversion to habitable room space and garage door replaced with small window
Comment formally approved by the Committee – submitted to LCC on 28/08/24 under delegated powers
Comment: No comment
 - 4.2 **24/04186, Land Adjacent To 17 Hall Drive Bramhope**
Outline application for one detached house and garage
Comment formally approved by the Committee – submitted to LCC on 02/09/24 under delegated powers
Comment: No comment
 - 4.3 **24/04620, 10 Parklands Crescent, Bramhope**
Two storey side extension; single storey rear extension; new front porch; conversion of garage to habitable room; demolition of existing conservatory
Comment: No comment
 - 4.4 **24/05020, 121 Leeds Road, Bramhope**
Demolition of existing garage to rear; single storey side extension to form integral garage; Part two and single storey rear extension; alterations to windows
Comment: The Parish Council objects. The Bramhope Conservation Area Appraisal and Management plan Page 18 states that a key way to maintain character is the retention of spaces between buildings. The proposed garage to the side does not retain adequate space to the side boundary. Therefore the proposals would neither serve to enhance nor retain the character of the Conservation Area.
 - 4.5 **24/04068, Greenfield Cottage, Old Lane, Bramhope**
Change of use of annexe to dwelling including 2 storey extension, car parking and garden
Comment: No comment.
 - 4.6 **24/05242, 10 Tredgold Close Bramhope**
Removal of existing conservatory and erection of two storey side extension; infill extension incorporating raising ridge height to form rooms in roof space and new pitched roof to existing flat roof extension to rear;
Comment: No comment.
5. **To discuss any arising issues regarding the landscaping scheme of the Spring Wood site and decide further action.**
 - 5.1 A resident has been in touch with Cllr Flynn regarding the lack of stakes to the 'whips' planted in the field to the north of Spring Wood. Some of the 'whips' are leaning to the east. LCC tree officer indicated that:

These trees were originally planted close together as 'whips' and as 'whips' they would not be staked nor would they be staked as they grow larger/taller. The approach is that as the 'whips' grow some will fail to thrive (e.g. the result of leaning over at an acute angle) which in effect acts as a natural thinning out process. Currently enough 'whips' are thriving to eventually create an extension to the adjacent woodland.

5.2 Another resident is concerned about the landscaping of the green open space to the south of the Breary Lane East Duck Pond. It is considered that the gradients of the mounds (currently mounds of soil) in this area are far too steep. This would result in maintenance issues as they are too steep for mowing. Overall the main concern was that it would all look wild and unkempt. The resident was informed that there had always been plans for some mounds at this location. These concerns were passed on to Cllr Flynn on 18/09/24 to be raised with LCC.

6. To receive an update on the meeting with LCC Officer regarding TPO's for Spring Wood and decide further action
A report on the meeting was circulated to the committee. The meeting with the LCC was positive and encouraging that some of the trees will gain the protection that they need.
7. To review current enforcement cases
There was no update.
8. Any items for discussion at a future meeting.
There were no items identified.
9. Date of next meeting
The date of the next meeting will be Wednesday 23rd October 2024 at 6.30pm

The meeting closed at 6.55pm
Minutes by Nicola Woodward
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