

BRAMHOPE & CARLTON PARISH COUNCIL

Planning Committee Meeting held on 12th November 2024 at 5.20pm at Bramhope Village Hall, Old Lane, Bramhope, LS16 9AZ

Present: Cllr Diane Fox (Chair), Cllr Ian Robinson, Cllr Jane Orton, Cllr Hilary Harris

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 Anslow, Cowan, Pickstock and Rider.
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 **24/05904/FU, 24 Hall Rise Bramhope Leeds LS16 9JG**
Porch to front,
Comment: No comment
Comment: Comment submitted to LCC on 19/10/24 under delegated powers formally ratified.
 - 4.2 **24/04953, 2 Breary Lane East, Bramhope**
Change of use of Dentist Clinic to Children's Day Care Centre
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.
 - 4.3 **24/06059 4 The Rowans**
Demolition of existing conservatory, garage and outbuildings; two storey side extension; part demolition of existing extension to form new single storey rear extension; infill rear single storey extension to replace existing balcony; addition of a door to side and door blocked up to other side; installation of a chimney flue; enlarged decking to rear
Comment: No comment.
 - 4.4 **24/06091, 9 Manor Close, Bramhope**
Demolition of conservatory to rear and replaced with a single storey rear extension with roof lights
Comment: No comment.
 - 4.5 **24/06185, Wayside 14 Creskeld Lane**
Demolition of existing dwelling, detached garage and outbuilding; erection of three new dwellings
Comment: The parish council objects. The Parish Council would prefer to see the retention of the original house. The Parish Council has some concerns that the development neither enhances nor retains the character of the Conservation Area. For example, the style of the dormers should be gabled with a pitched roof (rather than flat roofed ones) to reflect the style, character and design of the surrounding Conservation Area. The large, tall windows on the front elevation are a further design concern. Entrance gates should not be high, solid or urban in design, appearance and materials. All trees and hedging should be retained for the lifetime of the development, with replacement planting when and if required.
5. To discuss any arising issues regarding the landscaping scheme of the Spring Wood site and decide further action.
Landscaping of the site continues. There are still trees etc to plant and the landscaping at the Co-op.
Letters have been sent regarding the TPO's on the Spring Wood site.

6. To review current enforcement cases

There were no updates and no new issues identified.

7. Any items for discussion at a future meeting.

There were no items identified.

8. Date of next meeting

The date of the next meeting will be Wednesday 27th November 2024 at 6.30pm.

The meeting closed at 17:52

Minutes by Nicola Woodward

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