

# BRAMHOPE & CARLTON PARISH COUNCIL

Minutes of the Extra-ordinary Meeting of the Parish Council held at the Bramhope Village Hall on 12<sup>th</sup>  
January 2017 at 7.30pm

## PRESENT

Chairman: Simon Cooper

Councillors : Hilary Harris (Vice chairman), Denis Johnson, Diane Fox, Peter Lawson, David Bryant, Martin Fogel, Billy Flynn, Rob Haswell, John Howard & Marion Rider  
Nicola Woodward (Clerk)

### 1/17 APOLOGIES

1. Apologies received from Cllr Amanda Lawrence, Anna Hollings

### 2/17 DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST OR OTHER INTERESTS

2. There were no declarations of interest.

### 3/17 To discuss the planning permission for the Miller Homes Development of 370 homes at Breary Lane East, Bramhope and to agree the Parish Council's comments and actions.

#### 3.1 Timetable

**3.1.1** The initial consultation ends 18th January (not the 6th as advertised on the Miller Homes website)

**3.1.2** The submission of a full planning application for the site, including the convenience store is expected as soon as consultation ends. The normal rules will apply in terms of comments/objections from the Parish Council and members of the public, which should be made via the Leeds City Council website, within the deadline (date to be confirmed).

#### 3.2 Right to Challenge

Any Right to Challenge (which would need to be submitted by LCC) would need to be submitted within 6 weeks of the appeal decision (22<sup>nd</sup> December 2016) and can only be submitted on legal grounds. I.e. The inspector made a technical error which was illegal. The inspector's decision cannot be challenged because one disagrees with the outcome. Cllr Flynn confirmed that LCC would not use its Right to Challenge.

A discussion took place regarding professional advice that might be required. It was AGREED that David Walton (Planning Lawyer) would be contacted as soon as possible, initially in relation to the proposed roundabout and whether there is any legal basis that can be used to object to the location of the proposed roundabout. Pell Frischmann, Transport Consultants, will also be contacted. Other professional advice will be sought as appropriate.

It was AGREED that the funds set aside previously for the appeal would be used for this purpose.

#### 3.3 Is a sub-committee/working group required?

It was AGREED that a sub-committee was not required and that the Planning Committee would consider the application for the development when it is received.

#### 3.4 Communications

**3.4.1** It was AGREED that as soon as the Planning Application has been submitted by Miller Homes, and timescales for comment are known, a letter will be delivered to all Bramhope residents. The letter will outline the PC strategy and raise specific questions with residents including requesting feedback directly from the residents to Parish Council regarding their thoughts on the proposed convenience store and details of the timetable for the submission of comments/objections to Leeds City Council on the full planning application.

The Parish Council will continue to place notices on the noticeboards and local shops, the website, Facebook and Twitter with any further information they receive.

### **3.4.2 Input from Residents**

It was agreed that all communication from residents should be sent to The Clerk, to be collated centrally. The Clerk will provide an update on correspondence received at future Parish Council meetings.

### **3.4.2 Communication with Miller Homes**

A discussion took place regarding engaging with representatives from Miller Homes, to try and influence the development of the site where possible. First impressions are that the developers are willing to engage with the Parish Council and residents.

A formal letter outlining the comments and concerns raised by the Parish Council will be sent following the meeting.

### **3.5 Parish Council Boundary Review**

It was AGREED that Cllr Flynn will contact LCC to request a Parish Council boundary review for Bramhope, as the development site is currently unparished land. Should a review incorporate the land, this will enable Bramhope residents to benefit from any CIL (Community Infrastructure Levies) monies received from the developer, which can be spent on projects in Bramhope and the additional revenue from the Council Tax precept on the new homes.

If LCC are not supportive of a boundary review then the PC can trigger one using a petition and having the support of Ward Councillors.

### **3.6 Communication with LCC Planning Officers**

It was AGREED that LCC Planning Officers would be invited to the next Full Parish Council meeting to discuss the PC stance and proposals for shaping the development in the interests of the residents.

### **3.7 Miller Homes – Outline proposed site plan, points for discussion and comment**

#### **3.7.1 Site Boundaries**

- \* The Parish Council supports the provision of a 5 meter buffer zone and will suggest that some of the planting in the buffer zones should be semi-mature trees (i.e. 5 -6 metres in height) and that they cannot be removed by residents in the future, in order to retain the buffer zone.

#### **3.1.2 Spring Wood – footpath**

- \* The Parish Council will recommend that the proposed footpath through Spring Wood is removed from the plans, as a path would have an impact on the flora and fauna in the wood, which currently has a variety of visiting wildlife including deer, red kites and buzzards. The proposed footpath around the outside of the wood will give views into the wood to view bluebells etc.  
N.B. Spring Wood is still in the green belt and is part of the habitat network.

#### **3.1.3 Field to the North of Spring Wood**

Allotments have been proposed on the outline plan for this area.

N.B. this field is still in the green belt, has part of the Ebor Way running through it and is also part of the habitat network.

- \* The Parish Council will recommend that the field is used as an extension to Spring Wood, with planting of native trees and additional buffer zone, and also provide a corridor into Spring Wood for wildlife.

#### **3.1.4 Field to the South of Spring Wood**

A school will not be provided by the developer and does not form part of the planning

application. This area is prone to flooding. The proposed ponds will be swales, which will be dry during dry spells and full in wet weather. They are deliberately designed to slow down the flow of water into the main sewer.

There have been previous problems of flooding downstream in the vicinity of The Rowans. N.B. This field is still in the green belt.

- \* The Parish Council will raise concerns regarding this area having a history of flooding. In addition information will be sought regarding how the ponds will be made safe due to their close proximity to a children's play area.  
The Parish Council will also raise concerns regarding the volume of tarmacked areas in the development and make a request for semi permeable or permeable materials to be used, to reduce the risk of flooding.

### **3.1.5 Green Belt**

- \* The Parish Council will raise with Leeds City Council that Spring Wood, the fields to the North and South of Spring wood should remain in the green belt.

### **3.1.6 Spring Wood Buffer Zone**

15 meters is the recommended minimum width of buffer zone to protect woodland from the effects of development, such as run off, noise, damage to tree roots etc. This recommendation is by Natural England.

- \* The Parish Council will request a 15 meter buffer zone along Spring Wood boundaries to protect wildlife and the habitat network.

### **3.1.7 Hedges and Trees**

- \* The Parish Council will request that all hedges and trees on site should be retained or replaced if unhealthy.

### **3.1.8 Permeable surfaces**

- \* The Parish Council will make a request for permeable or semi-permeable surfaces, rather than impermeable, where possible on paths drives etc.

### **3.1.8 Street Lighting/Light Pollution**

The developer has agreed that light pollution should be kept to a minimum.

- \* The Parish Council will request the lowest number of street lights and the lowest height possible and consideration be given to the lighting on the linking footpaths/cycle ways, with a suggestions of low level light e.g. posts at waist height and to keep the green areas as dark as possible, in particular the green corridor to the north of the site, which contains the duck pond should be kept as a completely dark area to enable the bats to commute and feed.

A request will be made for the use of bat friendly lighting using low negative impact lights such as narrow spectrum lights with no UV content, low sodium and warm white LED, directional downlights illuminating below the horizontal plane which avoid light trespass into the environment. Heritage style lighting should also be considered.

### **3.1.9 Boundaries with regard to houses in the Conservation Area**

The rear elevations of the new houses should be no closer than 15 metres to the back boundaries of the houses in the conservation area. As there will be a buffer zone of 5 metres and a 10 meter back garden in the new house, plus the back garden of the existing homes, the distances will be well over the 21 metres required by the LCC Household Design Guide.

### **3.1.10 Roof Heights**

Until full plans for the development are submitted it is unclear whether there will be any 3 storey properties in the development.

### **3.1.11 House Elevation Design**

The outline proposed design for the properties appears to acknowledge the character of the majority of houses in the conservation area with stonework to the ground floor and render

to the eaves.

Comments on the design of property can be discussed once the full planning application has been submitted.

**3.1.12 Driveways, garaging and car parking.**

The development will be required to comply with planning laws and rules regarding driveways and parking, which will be adhered to by the developer.

**3.1.13 Affordable Housing**

Affordable housing will be spread throughout the development, rather than be concentrated in one area.

35% will be affordable (as required in Zone 1 in the Leeds Core Strategy, Bramhope is in Zone 1). Therefore 96 dwellings will be affordable. The developer is not intending to attempt to offset the 'affordable' on another site or challenge the Leeds Core Strategy policy.

This 35% will not be sold on the local market but will be allocated to landlords/housing associations etc.

Of this 35% half (48 dwellings) will be for rent and will have to remain as rental properties.

Number of houses according to the number of bedrooms	
Affordable (less than 3 beds or 3 beds)	96
3 beds	40
4 beds	117
5 beds	63
Total	316

Note

180 over half of the total (56.8%) are 4 beds or more. The Core Strategy states the preferred maximum percentage for houses having this number of bedrooms is 50%.

Affordable is not social housing and the houses will be priced at what is regarded as 'affordable' in Bramhope.

**3.1.14 Housing for the elderly**

The developer has not considered including this type of housing in the development.

**3.1.15 Energy Efficiency**

All properties will be required to comply with the current building regulation standards.

Condition 23 of the Planning Inspectors report states that all garages should have an electric vehicle charging point.

**3.1.16 Walls & Fences, boundary treatment and screening**

- \* The Parish Council will request that the dry stone wall on Leeds Road (A660) should be taken down carefully, stored on site and reused to build a new stone wall along the full length of the Leeds Road boundary in order to retain the character of Bramhope and to preserve the 'green corridor' into the village. The frontage of the development needs to be in keeping with the area and hedging should be retained.

A request will be made for details of the proposals for the walls, fences and boundaries.

The development should be in keeping with the style of the village with green verges/trees.

**3.1.17 Convenience Store**

The plans include a convenience store (Sainsbury's?) with parking for 20 cars. The feedback received so far from residents regarding the convenience store is mixed. The Parish Council will include a request in their communication to residents to indicate their preferences with regards to having a convenience store. Cllr Flynn will contact the developer to ascertain if they received any feedback regarding the convenience store at the public consultation event.

- \* The Parish Council will raise their concerns about the light pollution from the convenience

store.

### **3.1.18 Schooling**

The Head Teacher attended the consultation event and is looking into the implications that this will have for Bramhope Primary School.

### **3.1.19 Site Access**

The position of the proposed roundabout may lead to 'rat running' through the Birches & Poplars. A suggestion that the roads be made access only would be unlikely to be supported by LCC. Advice will be sought from a Transport Consultant regarding 'rat running'. LCC Highways should take a holistic view of Bramhope as a whole and not look at this development in isolation.

Planning permission for the roundabout has been submitted previously but was deferred pending the outcome of the Miller Homes Appeal.

### **3.1.20 Continuing ownership of Assets**

Highways should be adopted and maintained by LCC and green spaces will be either a management company or handed over to LCC or BPC.

4/17

## **4. Any other business**

### **4.1 Bus Stops**

- \* The Parish Council will request that any new bus stops be built in the same style as the existing ones, and rebuild any existing ones that require moving. The Parish Council would accept ownership of any new bus stops.

### **4.2 Name of Estate**

As yet no name has been given to the new estate or street names.

### **4.3 Timings for the Development**

- \* The Parish Council will request a timetable for the development including start of building, expected date for first owners to move in, expected completion date of development.

### **4.4 Public Transport**

A discussion took place regarding public transport in the village and whether anything can be done to improve it on the back of the development, perhaps using CIL monies. Cllr Flynn to check whether CIL monies can be used for transport improvements.

### **4.5 Super-Fast Broadband**

- \* Developers of new sites are under no obligation to provide a fast broadband service. The Parish Council will make a request to the developer to install faster broadband in the new estate and also include provision 'The Trees', which currently doesn't have faster broadband.

### **4.6 Health Centre Facilities**

The developer does not have any responsibility to provide additional health centre facilities.

- \* **Actions/Comments agreed which will be included in a formal letter to the developer or in discussion with Leeds City Council Planning Department.**

The Meeting closed at 9.20pm.

The date of the next Full Parish Council meeting is Wednesday 25<sup>th</sup> January at 7.30pm