

Planning Meeting – 1st February 2017 6.00pm, Parish Council Office, Bramhope Village Hall

**Present: Cllrs Rob Haswell (Chair), Simon Cooper, Hilary Harris, Diane Fox,
Nicola Woodward (Clerk)**

1. Apologies received from Cllrs Lawrence and Johnson
2. There were no pecuniary or other significant interests declared.
3. To discuss and receive information regarding planning application approval/rejection criteria with Leeds CC Planning Officer.

Tony Clegg, Planning Officer for Leeds City Council attended the meeting and discussed various case studies highlighted and previously objected to by the Planning Committee, which had subsequently been approved. Several points of clarification on policy and legislation were shared with the meeting. Key points included:

- There is nothing in policy to state that single storey extensions cannot be built right up to the boundary.
- The majority of single storey extensions are Permitted Development, so do not require planning permission, therefore if that is the case the planning department do not have a basis to refuse an application.
- Advice regarding the development of farm buildings in the green belt is that there is broad freedom to develop such buildings under Permitted Development, Class Q. The majority require notification and the areas that are looked at are contamination, flood risk and highways.
- A copy of the General Permitted Development Order can be obtained from the LCC website.
- There is no legal requirement to re-notify neighbours/parish council if changes are made to applications. However there is an option to track applications on the LCC website which would automatically notify the Clerk if any changes are made to applications that have already been considered by the Planning Committee.
- For properties in the Conservation Area there is a legal requirement to preserve houses in a Conservation Area.
- In order to refuse a Planning Application LLC have to have reasons that can be backed up by a policy or legislation.
- Useful reference documents are the LCC Development Plan, National Policy Planning Framework, Neighbourhoods for Living and the Village Design Statement.
- There is a presumption in favour of sustainable development with regards to new houses.

4. Applications received from Leeds City Council and comment.

Application Number	Address	Description	Recommendation
16/07688	Darnbrook 3 Creskeld Gardens Bramhope	Single storey side and rear extension	No comment
16/07866	Westwood 16 Hall Drive Bramhope Leeds LS16 9JE	Demolish existing buildings and construction of two detached houses and associated works	The Parish Council objects. The development neither preserves or enhances the character of the conservation area. There is insufficient space around the properties. The design is poor in that it is mean, cramped and mundane and lacks character, and the height is excessive.
16/08000	6 Hillcrest, Bramhope	Two storey side extension with first floor balcony at rear; dormer window to rear; porch to front	The Parish Council objects. Whilst this is not in our Parish we understand that two storey extensions need to be minimum of 2 metres from the boundary.
17/00014	22 Long Meadows, Bramhope	Alterations including a new first floor window to each side and single storey rear extension	No comment
17/00152	8 Northmead, Bramhope	Alterations including single storey side extension	Neutral. The Parish Council have no objection but would like to make the observation that the roof overhangs the boundary.
17/00145	8 Northmead, Bramhope	8 metre single storey rear extension, 4 metre ridge height an 2.3 metres to eaves	No comment
17/00292	Kenham 48 Creskeld Lane Bramhope Leeds LS16 9ES	Two storey rear extension	No comment
17/00238	40 Long Meadows Bramhope Leeds LS16 9DS	Two storey and single storey rear and side extension	No comment
17/00232	Non Go Bye Farm Otley Road Bramhope	Alterations to window openings and window materials	Unable to comment – non material amendment.

5.
The date of the next meeting is Wednesday 15th February at 6.00pm

6.
The meeting closed at 8.05pm