

Planning Meeting – 7th March 2017 7.00pm, Parish Council Office, Bramhope Village Hall

**Present: Simon Cooper (Chair), Hilary Harris, Diane Fox, Amanda Lawrence
Nicola Woodward (Clerk)**

1. Apologies received from Cllr Haswell.
2. Cllr Lawrence declared an interest in 6 Creskeld Garth and did not comment.
3. Applications received from Leeds City Council and comment.

Application Number	Address	Description	Recommendation
16/07835	6 Creskeld Garth, Bramhope	Part two storey, part single storey side and rear extensions with porch to front and detached single storey garden room to rear	<p>The Parish Council objects to both the main building and the garden room due to its overbearing nature on the neighbour. It does not maintain a 'generous space around the properties' and if properties extend to within 1metre (420mm) of their common boundaries this feature is lost and therefore would not retain or enhance the character of the conservation area. The plans do not show dimensions of the existing garden room and consequently we are unable to comment whether the new structure is larger than the existing or would have a detrimental effect.</p> <p>Cllr Harris left the meeting at 7.20pm</p>
17/00954	Ridegway, 22 Ceskeld Lane, Bramhope	Part two storey part single storey side and rear extension alterations to boundary front	<p>The Parish Council objects. The property is a positive building mentioned in the Conservation area appraisal, and as such enhances the character of the conservation area. The proposed front boundary of wall and rail fence would not be in character with the rest of the street and involves the removal of a mature tree. The garage roof dominates the elevation and has a massing effect. The gable end is on the boundary which will not enhance the conservation area where spaces around buildings are significant to the areas character and will also involve the removal of a mature holly tree. The removal of the side hedge, to be replaced with a timber fence will have a negative effect on the conservation area, and the hedge should be replaced with another mature hedge if it is removed. The boundary treatments should be sympathetic with those in existence.</p>

4. The date of the next meeting is to be confirmed
5. The meeting closed at 7.40pm