

Planning Meeting – 20th September 2017 6.00pm, Parish Council Office, Bramhope Village Hall

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

1. No apologies were received.
2. No interests were declared.
3. Applications received from Leeds City Council and comment.

App No	Address	Description	Recommendation
17/04044	Staircase House And The Barn Staircase Lane Bramhope	Alterations to two dwelling houses to form one dwelling house incorporating two storey link extension with balcony, change of use of barn and conversion of garages to habitable rooms and new balcony to north and east elevations; new gates and vehicle access to front including removing of barn, pedestrian and vehicle access to west elevation	The application site is within a Conservation Area, the Green Belt and an area of Special Landscape. The buildings are all identified as being Positive Buildings in the Conservation Area Management Plan. The Parish Council wishes to object in that the proposed development will neither retain or enhance the character of the conservation area specifically; 1) The extensions to the proposed house and barn appear alien to the simple character of these individual dwellings. 2) The Barn is historic, rural and agricultural in appearance whereas the house is more formal and manor house style. 3) The proposals are not sympathetic to the character of these simple buildings. 4) The proposed two storey links are complex awkward and confusing in their aims/appearance. 5) The two storey link at the rear destroys the simplicity of the original building, is too high and looks discordant. Any link should be subservient to the main properties and ideally single storey. 6) The link corridor to the front of the building, facing Staircase Lane is not in keeping with any of the original buildings. 7) The western elevation presents a poor response to the problem of linking the two existing buildings and is inadequate architecturally. 8) The proposed extensive 1st floor terrace area to the barn would be both alien and ugly when viewed from Staircase Lane. 9) The proposed style of the extensions does not retain the agricultural appearance of this farm complex as required by the Conservation Area Management Plan. 10) The PC would query the technical issues relating to Permitted Development particularly with regards to HD3. 11) The PC would query the authenticity of the application with regard to domestic use, with particular reference to the number of toilets and the separate male and female toilet accommodation adjacent to the games room. 12) The solid wooden gate at 1.6 meters high is not in keeping with the conservation area.
17/05276	40 Wynmore Avenue Bramhope	Alterations including two storey, first floor and single storey extension to rear and both sides with balcony to rear	The Parish Council objects in that the proposed extension on the Eastern side of the first floor will be overbearing with regard to the adjoining property and does not comply with LCC Household Design Guide which states that a side extension should be subservient to the original building.
17/05669	2 St Giles Garth Bramhope	Gable wall extensions to both sides incorporating a dormer and ground floor infill extensions to rear	The Parish Council objects to this application. Using the Leeds City Council design guide recommendations any proposed dormer should be as small as possible with substantial areas of original roof retained and should not dominate the roof plane and unbalance the existing dwelling. The proposed dormer extension is the antithesis of these recommendations.
17/05849	Gateways The Poplars	Part single, part two storey side/rear extension	No comment
17/06053	Staircase House And The Barn Staircase Lane Bramhope	Felling of 5 trees and crown lift to row of Leylandii	The Parish Council objects to the removal of T1, Apple, T2 Conifer, T3 Weeping Cherry, T4 Conifer and T5 Ash as it does not support the felling of trees in the conservation area unless the tree is diseased or in a dangerous condition.



Mrs Nicola Woodward, Clerk to the Council
Tel 07530 900 934

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4. Any other business

4.1 Cllr Haswell will draft a letter to Leeds CC Planning department on behalf of the Planning Committee to ascertain that the documents the Parish Council use as their basis for comment are still relevant.

4.2 Leeds SAP Hearings. A discussion took place regarding representation at the hearings. It was AGREED that Cllr Fox would represent the Parish Council at the hearings.

5. Date of next meeting

To be confirmed



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