

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

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

- 1. Apologies received from Cllr Simon Cooper
- 2. There were no interests declared
- 3. Applications received from Leeds City Council and comment.

App No	Address	Description	Recommendation
17/06672	19 Creskeld Crescent	Alterations including two storey side extension with raised roof height; upper ground floor level terrace/patio with railing and spiral stairway; steps to existing rear terrace area	The Parish Council objects to the proposal on the grounds that the side extension does not comply with the recommendations of the LCC HDG, page 30 in that it is not subservient to the main dwelling, is not set back from the main dwelling as recommended and does not have a lower ridge height. In addition the proposed extension does not turn the corner satisfactorily and will appear obtrusive from the main highway on this prominent site. In addition the LCC HDG recommends that any decking at the front of a building is unlikely to be acceptable. It is the Parish Councils view that the proposal will neither retain or enhance the conservation area in particular the metal spiral staircase and metal balcony. In addition it is felt that the proposed raised terrace which will be in the order of 2 meters above ground level will appear intrusive and alien to the street scene.
17/06616	17 Hilton Grange, Bramhope	Conservatory to rear	No comment
17/06620	12 The Poplars, Bramhope	Two storey and gable wall extension to side with dormer window to rear	No comment
17/05581	Former Chevin Nurseries Carlton Lane Yeadon Leeds LS19 7BG	Outline application for residential development	The Parish Council objects. This would be an inappropriate development in the green belt contrary to NPPF Paragraph 87. It does not satisfy the criteria of very special circumstances in NPPF Paragraph 87 and 88. The site is not a Brownfield site, reference Map 8 Leeds Unitary Development Plan Review 2006 which is still current. It is also contrary to UDP Saved Policy N33. Vehicular access onto Carlton Lane from the proposed new development would be dangerous and we understand unacceptable in Highway terms. It is questionable whether the sight lines indicated on the application drawings appear inadequate. Pedestrian travel distance to the nearest public transport stops is greatly in excess of the ten minutes maximum recommended for new residential development. The application does not include a design and access statement which makes it impossible to assess the application as currently submitted. The nearest school is Yeadon and there are no shops within walking distance.

- 4. Any other business
- 5. Date of next meeting - to be confirmed


Mrs Nicola Woodward, Clerk to the Council
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02 November 2017