

Planning Committee
2017 Applications considered as at- 06/12/2017

App No	Address	Description	Recommendation	Outcome decided by LCC
16/07688	Darnbrook 3 Creskeld Gardens Bramhope	Single storey side and rear extension	No comment	Approved
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.	Withdrawn
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.	Approved
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.	Approved
17/00145	8 Northmead, Bramhope	8 metre single storey rear extension, 4 metre ridge height and 2.3 metres to eaves	No comment	Not required
17/00292	Kenham 48 Creskeld Lane Bramhope Leeds LS16 9ES	Two storey rear extension	No comment	Approved
17/00238	40 Long Meadows Bramhope Leeds LS16 9DS	Two storey and single storey rear and side extension	No comment	Approved
17/00232	Non Go Bye Farm Otley Road Bramhope	Alterations to window openings and window materials	No comment	
17/00425	27 Breary Lane, Bramhope	Detached double garage with gymnasium above, steps with railings above, wood store, new access gate and railings	The Parish Council does not object to the garage however we object to the fence as it does not enhance the Conservation Area on which it will have an impact. It will affect the sight line imposed by LCC Highways. The Parish Council would like to query the ownership of the verge to be enclosed.	Approved
17/00488	41 Parklands Bramhope Leeds LS16 9AH	Two storey and single story rear extension with Juliet balcony to rear, first floor side extension, single storey front extension and new first floor window to side	Neutral. The Parish Council objected to the original planning application and side extension however we do not feel that the proposed modification is detrimental to any neighbouring property.	Approved

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17/00572	1 Creskeld Lane, Bramhope	Single storey and first floor extensions to rear and detached garage and summerhouse to side	The Parish Council objects. The construction of the garage/summerhouse neither preserves or enhances the character of the conservation area. The design is inadequate on this prominent location within the conservation area. The construction of the garage/summerhouse will severley impact two of the trees in the conservation area. The planning application forms state that the development does not affect any trees but clearly it does as the spread of the trees extends significantly over the development. The access to the garage is potentially dangerous. Currently no vehicles enter or exit the site in this location. The Parish Council objects to the proposed first floor extension in that it will be too close to the boundary and will not retain or enhance the conservation area and will be detrimental to the neighbouring dwelling.	Approved
16/07839	16 Creskeld Lane, Bramhope	Two storey rear extension	No comment	
16/07835	6 Creskeld Garth, Bramhope	Part two storey, part single storey side and rear extensions with porch to front and detached singly storey garden room to rear	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.	Approved
17/00954	Ridegway, 22 Ceskeld Lane, Bramhope	Part two storey part single storey side and rear extension alterations to boundary front	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.	

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17/01243	7 Wyncroft Grove, Bramhope	T1 Cherry- Crown reduction of 30%. T2 Ash- Crown thin by 20% and crown lift to 5 Metres (1 branch growing NE). T3 Ash- Crown thin by 20% and lift to 5-6m (branches growing NE). T4 Ash- Fell. T5 Ash- Crown thin by 20% and lift to 5m (1 branch growing E & epicormic growth). T6 Oak- Crown thin by 20% and create 2m clearance from garage roof. T7 Sycamore- Thin upper canopy by 10% and remove any branches interfering with telephone wires. T8 Elm - Crown thin by 20% and lift bottom two branches. 7 Wyncroft	The Parish Council objects to the felling of T4, the Ash Tree as it does not support the felling of trees in the conservation area unless the tree is diseased or in a dangerous condition.	
17/00601	Tentergate, Wellhead Close, Bramhope	Detached house to garden area. Detached double garage to front/side existing dwelling and new driveway access to front	No comment	
17/00733	16 Creskeld Drive, Bramhope	Tree house to rear garden	Neutral. The parish council neither support or object raise the issue whether there is an effect on amenity of local residents.	Approved
17/00866	9 Creskeld Garth, Bramhope	Gable wall extension with balcony to rear including new pitched roof with part raised eaves height to side forming rooms in roof space	No comment	Approved
17/00997	Westvale, North Drive, Bramhope	Retrospective application for alterations to roof to form extended first floor including; dormer windows to front and rear, single storey front and rear extension and porch to front	The Parish Council wishes to object to the submitted plans. It is felt that the height to the eaves and height to ridge have been significantly increased beyond an acceptable level.	Approved
17/01477	Old Lane, Bramhope	Removal of existing monopole and installation of replacement 22.25m monopole, one equipment cabinet to existing compound and ancillary development Telecommunication Mast Old Lane Bramhope Leeds LS16	No comment	Approved
17/01472	Adjacent To Breary Cottage Arthington Road Adel	Agricultural storage building	The Parish Council objects. On the grounds that it is an intrusion into the residential community and there will be safety factors and noise and disturbance. We think the proposed barn is too distant from the land in question that is being worked as it is used purely for storage. The Parish Council are also concerned about the need for the building.	
17/02214	16 Creskeld Drive Bramhope Leeds LS16 9FL	T1 Ash remove. Holly - Reduce form 30ft to 15. Ex Elm & 1 Hawthorn - 15% reduction all round.	The Parish Council objects to the removal of T1, the Ash Tree as it does not support the felling of trees in the conservation area unless the tree is diseased or in a dangerous condition.	
17/02219	9 Creskeld Drive, Bramhope	Felling of a Norway Spruce	The Parish Council objects to the felling of T4, the Ash Tree as it does not support the felling of trees in the conservation area unless the tree is diseased or in a dangerous condition.	
17/01904	Millhouse Farm 46 Hall Drive Bramhope	Single storey rear extension	No objection	
17/02119	The Cottages, Moor Road, Bramhope	Dertached triple garage to side/rear	No objection	Withdrawn

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17/00954	Ridegway, 22 Ceskeld Lane, Bramhope	Part two storey part single storey side and rear extension alterations to boundary front - AMENDED APPLICATION	<p>Previous CommentThe 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.</p> <p>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> <p>New comment The Parish Council objects. The boundary treatment at the side of the property should be sympathetic with those in existence. Should the mature hedge be removed it should be replanted with mature hedging. The lack of space around the property is detrimental to the conservation area.</p>	
17/01939	45 Hall Drive, Bramhope	Single storey extension to side/rear, dormer window to rear	No objection	
17/02312	Land off Breary Lane East	Reserved Matters Application for for residential development of 319No dwellings, a convenience store and public open space		comment by 2
17/02440	2 Meadow Garth, Bramhope	Cladding to Front Elevation	No objection	Approved
17/02628	8 Northmead, Bramhope	Single storey side/rear extension	No comment	
17/02179	Non Go Bye Farm Otley Road Bramhope	Partial demolition and new build with change of use from agricultural buildings to form day nursery	The Parish Council objects. As the development is poorly located in terms of access to sustainable travel options. (contrary to Policy T2). The Parish Council are concerned about safeguarding for children if the site remains open for general access by the public.	
17/02746	78 Leeds Road	Two storey side extension with juliet balcony to rear.	No comment	
17/02793	St Helenas Caravan Park Otley Old Road Bramhope	Detached agricultural/forestry storage building	The Parish Council objects. The site is not sustainable as potentially machinery will be travelling some distance to be stored on the caravan site. The Parish Council feels that the applicant has not significantly justified the requirement for the building and question if it is a replacement building necessitated by loss of facility elsewhere.	
16/00096	Blackhill Quarry, Kings Road	Variation of conditions 1, 3, 4, 5, 6 and 7 of previous approval 16/00096/FU to enable quarry operations until 21 February 2042, re-instatement and restoration of the site to be completed by 31 December 2044 with final seeding and tree planting completed by 31 December 2045.	No comment	
		Trees at Sentinal car park	No comment	

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17/03301	2 Breary Lane, Bramhope	Demolition of existing garage and erection of 2 storey extension	The Parish Council objects. The proposal is contrary to HDG2. The Parish Council feels the development will not enhance nor retain the character of the conservation area. The adjacent property would suffer unreasonably due to overshadowing and overlooking from the main access stairs and entrance door of the proposed property.	Refused
17/03370	8 Meadow Garth, Bramhope	Single storey rear extension with raised platform	No comment	Approved
17/03109	Non Go Byes, 5 Sycamore Close, Bramhope	Two storey side/rear extension with juliet balconies to front side and raised	The Parish Council objects on the grounds that the juliet balcony on the side of the rear extension will have a severley adverse effect on the privacy of the rear gardens on Sycamore Close, contrary to HDG2. In addition it is felt that the gable of the proposed extension will be domineering with regard to property number 6 Sycamore Close.	Approved
17/03491	Four Winds, 1 Hall Drive	Single storey side extension with first floor side balcony and raised area to rear	The Parish Council objects because the design/quality of the architecture of the proposed extension is not sufficient to be acceptable in the conservation area. The design will neither enhance or retain the character of the conservation. The quality of the contemporary design is not sufficient to be successful in a conservation area.	Approved
17/03697	1 Hillcrest, Harrogate Road	Alterations including two storey side extension with open porches to front/rear; new roof lantern above rear extension; dormer window to rear and second floor window to side	The Parish Council objects albeit that the site is not in the conversation area it is nevertheless in the green belt and in a prominent position expecially when seen from the east when walking/driving towards the airport. It is in a sensitive position adjacent to a Special Landscape Area. The Parish Council would also query whether the proposed plans exceeds the 30% increase in volume over and above the original house volume allowed in the Green Belt (policy HDG3). In addition the dry stone wall should be retained its existing form and should not be amended in size.	
17/03590	Car Park, Warren House Lane Yeadon LS19 7FT	814 long stay airport car parking spaces	No comment	
17/03867	Chidding Fold, 6 Breary Lane Bramhope	Alterations to form and enlarged kitchen	No comment	Approved

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17/03888	Land adjacent to Mall Lane	New dwelling	The Parish Council objects The proposals does not comply with NPPF Section 9, Paragraph 89 Protection of Green Belt in that the applicant has not shown that there is no other site where that development can take place. The applicant could simply build a new dwelling on the site of their existing property which lies adjacent to the proposed site, within permitted development. The applicant does not prove very special circumstances which is a requirement of any proposed development in Green Belt. It is also contrary to paragraph 87 of the NPPF in that it is harmful to the Green Belt and does not demonstrate the very special circumstances required. The proposed development is also contrary to paragraph 88 in that the obvious harm to the green belt is not outweighed by any other considerations. The applicant refers to Paragraph 55.4 which is not specific to residential development in the Green Belt, it is specifically regarding achieving sustainable development which is not relevant within Green Belt. Nevertheless it is the Parish Councils view that the proposed building is not truly outstanding or innovative, will not significantly enhance its immediate setting and it will not be sensitive to the defining characteristics of the local area. The proposed building appears to be a landmark statement within a very sensitive rural area whereas a simple subtle and refined approach would be much more appropriate.	Refused
17/04495	6 Glenmore Court, Bramhope	2 storey rear extension	No comment.	
17/04321	12 Tredgold Garth, Bramhope	Single storey side/rear extension incorporating conversion and infill extension to existing garage to form habitable room and storage area; dormer window to rear	The Parish Council objects. The infilling of the space at the side of the house will have an adverse effect on the character of the conservation area and may set a precedent for others to follow. The property already has an extension to the garage further into the rear garden. The Parish Council has no objection to the proposed rear extension.	Approved
17/04246	33 Creskeld Lane, Bramhope	Two storey, first floor and single storey side/rear extension incorporating bay windows and new pitched roof to existing extension to rear; conversion of lower ground floor garage to a habitable room, block up existing vehicle access and form new vehicle access with driveway to front	The Parish Council objects. The proposed plans will not enhance the conservation area as the side elevation on Creskeld Drive will dominate the street scene. The window sizes, proportions and locations and relationships are awkward and discordant. The proposed ground floor design would easily lend itself to self contained accommodation. Regarding the access there in no provision for turning on the site to allow cars to exit in forward gear.	Refused
17/04751	18 Breary Lane Bramhope Leeds	Conservatory to rear	No comment	Approved
17/04819	22 Wynmore Avenue Bramhope Leeds	Single storey front extension and convert existing integral garage to habitable rooms; side gable wall extension with dormer window to rear	The Parish Council objects. The property is in the conservation area. The proposed front bay should not project beyond any part of the existing frontage to comply with LCC Household Design Guide and should be subservient to the main bay window. The proposed loft extension is out of both scale & character with the Conservation Area & does not comply with the recommendations of the LCC Household design guide which states that dormers 'should be small discrete additions which retain the character of the original roof' the proposed dormer extension is the complete antithesis of this. The proposed full height windows of the dormer, as well as being out of keeping will look out over the front of the existing property located between the host property and 24 Wynmore Avenue.	Refused
17/04858	Croft Cottage Occupation Lane Bramhope	Amendments to previously approved application 15/04089/FU for orangey to side; porch to front; new windows and roof lights to approved Dwelling	No comment	Approved
17/04529	25 Creskeld Lane, Bramhope	Single storey rear extension and new pitch roof to existing single storey rear extension	No comment	
17/04925	13 Parklands Gate Bramhope Leeds	Part single and part two storey rear extension, side porch; double garage to rear	No comment	Approved

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17/04957	Meadow Bank Farm Old Lane Bramhope	Outline planning application for residential development of up to five dwellings including means of access; all other matters reserved	The Parish Council objects. The planning application does not comply with the criteria in saved UDP Policy N33 and UDP Policy GB4.	
17/04853	3 Hilton Court Bramhope Leeds	Dormer window to rear and rooflights to front	The Parish Council objects. The application does not comply with Leeds City Council Householder Design Guide, recommendations for dormer windows in that it should be discreet and a substantial area of the original roof should be retained.	Refused
17/05068	Peak Hill Staircase Lane	Alterations to form new lower ground floor including terrace area with balustrading above and steps to rear; part single storey, part two storey extension with juliet balcony to rear; porch to front	The Parish Council objects. The detail of the proposed extension is not sympathetic to the original building which has been identified as a positive building in the Conservation Area.	Approved
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.	
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.	Refused
17/05849	Gateways The Poplars	Part single, part two storey side/rear extension	No comment	
17/06053	Staircase House, Staircase Lane		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.	

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17/06104	Ridgeway 22 Creskeld Lane Bramhope	Replacement detached dwelling	The Parish Council objects to the application in that it feels that the proposed new dwelling is too close to the boundary of No 24. The Parish Council view is that space around dwellings is part of the character of this area of the Conservation area. The proposal with neither enhance or preserve the appearance of the Conservation Area	Approved
17/06107	The Granary, Arthington Road, Bramhope	Orangery to rear	No comment	
17/05911	Dalescroft North Drive Bramhope	Dormer window to rear	No comment	Approved
17/05845	Land To Rear Of Woodlands 300 Leeds Road Bramhope	Change of use of land to equestrian use and construction of horse arena	No comment	
17/06109	101 Breary Lane East Bramhope	Single storey infill extension to rear	No comment	Approved
17/06258	49 Long Meadows	Two storey side extension; part two storey, part single storey rear extension; single storey extension to other side; new render and cladding to elevations	The Parish Council objects to the proposal on the grounds that the gable is too close to the boundary with number 47 and is contrary to the recommendations of the LCC Household Design Guide, page 30, which also recommends that any proposed two storey extension should be set back from the main facade, whereas this proposal includes projection forward of the building line by at least one metre.	
17/06243	Creskeld Hall Creskeld Lane Bramhope	Consent, agreement or approval required by conditions 3, 4 and 5 of Planning Application 17/02216/LI	No comment	
17/06148	Orchard Cottage, Non- Go-Bye Farm, Otley Old Road	Two single storey rear extensions	No comment	
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	

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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.	Refused
17/06835	33 Creskeld Lane, Bramhope	Three storey and single storey side and rear extension;alternations to garage to form habitable room;alternations to driveway	The Parish Council objects to the proposals on the grounds that it will not enhance, nor retain the character of the Conservation Area. It will dominate the rear garden of the adjoining property (number 31) and is not in accordance with Page 6 of the LCC Household Design Guide. The proposed extension is not subservient to the main dwelling as recommended in the LCC HDG. The proposed bay window of the proposed first floor bedroom will give a loss of privacy to the rear garden of number 31. There is no facility for exiting the proposed car parking area in forward gear.	