

Planning Meeting – 14th December 2017 7.00pm, Parish Council Office, Bramhope Village Hall

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

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

App No	Address	Description	Recommendation
17/07351	Old Lane Bramhope Leeds	Agricultural storage barn	The Parish Council objects. The development would have a negative impact on the landscape between Bramhope and Hilton Grange. Paragraph 81 of the NPPF states that any new building should enhance the landscape. This building would dominate the landscape locally. The landscape to the north of Old Lane from Bramhope village to Old Lane is characterised by open fields to the horizon broken only by trees, hedges and stone walls. It is noted that the existing stables for 4 horses have been omitted from the plan. The proposed building would be obtrusive and incongruous and would not sit sympathetically in the landscape. It must be emphasised that this location is in a Special Landscape Area.
17/07406	1 Hillcrest, Harrogate Road	Dormer to side with alterations to roof to create rooms in roof space, single storey side extension and alterations to front	The Parish Council objects. The proposed dormer does not comply with the LCC HDG Page 32, dormer windows, which states that dormers should be set down from the ridge and up from the eaves and should not dominate the roof plane or unbalance the existing dwelling. This is exaggerated by the fact that the dormer is on the side of the dwelling.
17/07608	Oak Tree House, 20 Breary Lane	Single storey extension and replacement windows to rear	No comment
17/07765	27 Creskeld Lane, Bramhope	New gates to front	No comment
17/06672	19 Creskeld Crescent	Revised plans for 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 Planning Committees previous comments still stand as the proposals will still be intrusive on the street scene.

4. To discuss and agree any comments on the proposed extension of the no waiting area on Church Hill.
The proposal by Leeds City Council for extending the no waiting area on Church Hill is not supported as extending the area will move the issue further up the road, where parking already limited. Cllr Flynn will pass comments to Leeds City Council on behalf of the Parish Council.
5. Discussed and agreed that the Parish Council will take photographs of the Breary Lane East site prior to commencement of the development
6. Any other business
A discussion took place regarding trees off Moor Road at Greenacres and whether any of the trees are subject to a TPO. Cllr Fox will look into the matter.
An email has been received from a resident regarding permitted development. The Clerk will respond.
7. Date of next meeting - to be confirmed



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

25 January 2018