

Planning Meeting – 7th February 2018 at 7.15pm, Parish Council Office, Bramhope Village Hall

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

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

App No	Address	Description	Comments
17/08396	Land adjacent to Park House, Moor Road, Bramhope	Proposed new two storey dwelling	The Parish Council objects to the proposal as it does not comply with Green Belt policy in that it is contrary to Paragraph 89.5 of the NPPF as it is not within the main envelope of the village. The ribbon development took place well before the establishment of the Green Belt. The proposal would also set a precedent for further development in the vicinity of the property. A separate dwelling will affect the openness of the Green Belt more than an extension to the original dwelling of Park House. The proposal does not demonstrate any very special circumstances required by paragraphs 87 & 88 in the NPPF.
18/00244	Prospect House 27 Breary Lane Bramhope	Variation of condition 2 (approved plans) of approval 17/00425/FU for MINOR MATERIAL AMENDMENT to enlarge window to garage	No comment
18/00245	44 Parklands Bramhope Leeds	Single storey front extension; two storey side and rear extension	The Parish Council objects to the proposal on the following grounds. The proposed single story front extensions doesn't comply with LCC HDG page 26 which recommends for single storey extensions only very small additions to the frontage. The two storey side extension will appear overbearing when viewed from number 42 and this does not comply with LCC HDG Page 30 which recommends minimum gap to the boundary of 1 metre. In addition the LCC HDG suggests that extensions should achieve some degree of subservience whereas the high plane gable doesn't achieve this. We are concerned that the loss of the garage reduces parking on the site from two spaces to one.
18/00318	Fox And Hounds Inn Church Hill Bramhope	Retrospective planning application for three poles with ANPR cameras	No comment
18/00299	Staircase House 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	The Parish Council have studied the new application and consider that our original objections still apply in that 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



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balcony to north and east elevations; new gates and vehicle access to front including removing of barn, pedestrian and vehicle access to west elevation

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.
- 13) Additionally the proposals for the eastern elevation, although it cannot be seen from the public realm, nevertheless will be equally harmful to the character and appearance of the conservation area and Green Belt.

4. To discuss Permitted Development Rights

A discussion took place to clarify the end date for the current permitted development rights for larger home extensions which ends on 30th May 2019.

5. To discuss and agree a formal response for Leeds City Council regarding the proposed extension of double yellow lines on Church Hill.



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A discussion took place. St Giles have made a request for the extension of the yellow lines to improve safety and sight lines, the Parish Council do not object to the proposal. It is understood that the issue will be out to public consultation prior to any further action taking place.

6. To discuss and agree a response to LCC on the Site Allocation Revised Submission Draft January 2018

A draft response to LCC was discussed and AGREED. Thanks to Cllr Fox for providing a draft response for consideration. The Clerk will forward the Parish Councils comment to LCC prior to the deadline of 26th February 2018.

7. To discuss and agree a formal response for LCC regarding Proposed Section 278 Highway Works Associated with the A660 Bramhope Residential Development

A discussion took place regarding the proposed highways work to create a new roundabout on the A660 to provide access to the residential development.

The following requests will be made with regards to the scheme

- i) Extend the footpaths on The Poplars down to the boundary of first two properties, to assist with deterring parking on the verges near to the junction.
- ii) Replacement bus shelters should be built in the same style as the ones that are being moved from Cairns & Hickey and The Poplars (Otley bound direction) (the original plans are available for the bus shelters).
- iii) Request a new bus shelter at the Leeds bound stop between High Ridge Way and the new roundabout be constructed of stone in the same style as the existing stone bus shelters.
- iv) Request new litter bins at all shelters.
- v) Request new planting to replace the trees that will need to be removed at Jubilee Copse in order to install new bus shelter near the Poplars (Otley bound).

8. Any other business

9. Date of next meeting – to be confirmed



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