

**Planning Meeting – 14<sup>th</sup> November 2018 at 6.00pm, Parish Council Office, Bramhope Village Hall**

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

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

App No	Address	Description	Comments
18/06560	35 Leeds Road Bramhope	Replacement boundary fence to front	The Parish Council objects to the planning application on the grounds that the new fence is significantly different to the previous fence. The new fence in our view is too high and too close to the stone wall and creates an over dominant development and detrimental impact on the street scene.
18/06703	Unit 1 1 Tredgold Avenue Bramhope	Change of use of shop (A1) to coffee shop/cafe (A3)	No comment
18/06489	50 The Rowans Bramhope	Increasing height of garage and conversion to playroom	The Parish Council objects to the retrospective planning application on the following grounds 1. The increased height of the building which we feel is excessive and is out of scale with adjoining buildings. In addition the cladding to the extended property is incongruous and out of keeping with the existing materials locally. 2. The plans submitted do not show an additional building which has been added to the side of the garage and should be shown on the submitted planning application drawings. 3. It would appear that the cladding to the rear of the building encroaches over the boundary line of the neighbouring property to the rear. 4. The Parish Council wish to raise their concerns regarding the use of the building for childminding purposes with regard to the amenity of the adjoining owners.
18/06446	39 Hall Drive Bramhope	Retrospective application for conversion of a car port to a bio mass room	The Parish Council notes that the neighbouring property has commented that a chimney obscures their view and it is noted that there is no chimney on the submitted plans. The Parish Council is unable to comment further due the property being part of a gated community which is inaccessible and not visible from the street.
18/06448	39 Hall Drive Bramhope	Retrospective application for a detached subterranean pool room with terrace above	The Parish Council is unable to comment further due the property being part of a gated community which is inaccessible and not visible from the street.
18/06447	39 Hall Drive	Retrospective application for a detached garage	The Parish Council is unable to comment further due the property being part



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	Bramhope		of a gated community which is inaccessible and not visible from the street.
18/06477	Carlton Hall Farm Carlton Lane Carlton	Change of use including alterations to stone building to form a dwelling house	No comment
18/06613	854/856 Leeds Road Bramhope	Change of use retail and residential area at ground and part first floor to restaurant. Demolition of garage and erection of side extension and alterations to rear extension and fenestrations	The Parish Council objects to the planning application on the following grounds 1. The loss of green belt land 2. Inadequate width of access road to the 11 parking spaces on the north western side of the building. 3. Further clarification of screening including necessary landscaping to screen from the green belt and clarification of '2 metre wall/fence/hedge' to ensure adequate landscaping to this prominent site within the Green Belt. 4. It does not comply with UDP review 2006 saved Policy N24.

4. Any other business

5. Date of next meeting – tbc

The meeting closed at 19.45pm.

Minutes by Nicola Woodward

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