

App No	Address	Description	Recommendation	Outcome decided by LCC	Additional Comments	Objected
17/07965	18 Long Meadows	Proposed single storey extension to rear elevation	No comment	Approved		
17/08128	10 Breary Rise, Bramhope	Two storey/single storey front side and rear extension	No comment	Approved		
17/08140	44 Hall Rise, Bramhope	Single storey side extension; canopy to front; enlargement of existing patio to side/front	No comment	Approved		
18/00060	Lyncrest, Moorland Road, Bramhope	6m single storey rear extension, 2.8m to ridge height and 2.5m to eaves	No comment	Not required		
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.	Refused	Appeal refused	
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	Refused		
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.	Approved		
18/00318	Fox And Hounds Inn	Retrospective planning application for three poles	No comment	withdrawn		
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 balcony to north and east elevations; new gates and vehicle access to front including removing of barn, pedestrian and vehicle access to west elevation	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 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.	Approved		
18/01042	96 Leeds Road, Bramhope	5.0m single storey rear extension, 3.7m to ridge height, 2.4m to eaves	The Parish Council is neutral however it notes the property is within the conservation area so different rules may apply	withdrawn		
18/00675	38 The Cedars Bramhope	Single storey side extension	No comment	Approved		
18/01003	33 Hall Rise Bramhope	Single storey side extension	No comment	Approved		

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18/01261	Chevin Nurseries, Carlton Lane, Yeadon	Outline Planning application for four residential dwellings with all matters reserved except access	No comment	Refused
18/01040	Land adjacent to 17 Hall Drive	Outline application for residential development	No comment	Approved
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 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 Parish Council objects. A large number of our concerns still remain albeit that some modifications have been made and still wish to object	Approved
18/01421	7 Wynmore Crescent, Bramhope	Single storey side extension; new pitch roof to existing single storey rear and side; raise roof height with second floor front extension forming habitable rooms in roofspace	The Parish Council wish to object to the planning application due to the concern that increasing the roof height may set a precedent which may result in disproportionate roof heights. The Parish Council believes that loft conversion should be contained within the existing roof structure with the exception of dormer projections.	Approved
18/01244	Millhouse Farm, 46 Hall Drive Bramhope	Single storey rear extension	No comment	Approved
17/05276	40 Wynmore Avenue, Bramhope	REVISED PLANS for alterations including two storey, 1st Floor extension and single storey extension to rear and both sides with balcony	No comment	Approved
18/01256	30 Parklands Gate Bramhope	Part single storey, part two storey side/rear extension; new first floor side windows and render to existing elevations	No comment	Approved
18/01365	Heselwood, Breary Lane East, Bramhope	Formation of hardstanding to front	The Parish Council wish to object to the planning application due to the fact that the original stone boundary wall to the frontage has been removed and there appears to be no proposal to replace it. Stone walls and mature hedges form an important part of the character of a street within the conservation area, therefore some form of wall or hedge should be re-instated on the boundary. The Parish Council are happy with all other aspects of the proposals.	Approved
18/01576	13 The Rowans, Bramhope	Dormer window to front	No comment	Approved
18/01536	Bramhope Park Equestrian Centre, Moor Road, Bramhope	Change of use of existing detached stables to place of worship (D1) and ancillary uses)	No comment	Approved
18/01756	1 Hillcrest Bramhope	Alterations and single storey side extension	No comment	Approved
18/01978	18 Breary Lane Bramhope	First floor side extension over existing integral garage: single storey side/rear extension	The Parish Council objects as the proposal would neither enhance or retain the character of the original house or the conservation area.	Approved
18/02108	3 The Sycamores, Bramhope	Single Storey Rear Extension and Internal Alterations	No comment	Approved
18/00245	44 Parklands Bramhope Leeds	REVISED PLANS - single storey front extension, two storey side extension and rear extension	The Parish Council objects to the proposal on the following grounds. The proposed single storey 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. .	Approved
18/02047	26 Hilton Grange Bramhope	Single Storey Rear Extension	No comment	Approved
18/02160	10 Manor Close	Single Storey Side Extension	No comment	Approved
18/01717	1 Kings Road Bramhope	Outline application for residential development	The Parish Council objects the site is in the green belt, and is not brown field. The proposal is contrary to Paragraph 79 of the NPPF and to paragraphs 87 and 88 of the NPPF and LCC Saved UPD Policy N33, in that it does not demonstrate any special circumstances. It is also contrary to NPPF Paragraph 89.5 as the site is not within the main envelope of the village and is contrary to UDP Saved Policy GB2 because it is not infill. It does not comply with Core Strategy Spatial Policy ten (IV) Point 3.	withdrawn
16/04767	Land to South of Woodlands Farm, Bramhope	Youth Development Riding Centre with two outdoor menage, covered riding area, facilities block and parking	The Parish Council do not object to the current application in principal, however it feels that the development does not fully comply with saved UDP policies GB13 and GB20 as the visual impact of the development will not be minimised, therefore it is essential that additional landscaping is included in the proposals including the planting of standard trees including evergreens to minimise the visual impact of the development in the green belt.	Approved
18/02157	8 Creskeld Drive	Single storey extensions to side and rear	No comment	Approved
18/02436	96 Leeds Road, Bramhope	Single storey rear extension	No comment	Approved

18/02924	Stone Top Farm Moorland Road Bramhope		The Parish Council objects. The Parish Council notes that some 53 acres of the land farmed is at various scattered locations some distance away with only 5 acres at the site of the proposed building. Additionally these 53 acres are not owned by the applicant. There are concerns over the tenure of these various parcels of land and how this would affect the longer term need for the proposed building. Excluding this rented land the proposed building would be excessive in size and scale in relation to the 5 acre size of the holding and as such would encroach into the green belt and be harmful to the open and permanent character of the Green Belt.	Current	
18/03260	1 Tredgold Garth	Erection of one agricultural building Roof extension to side with enlarged dormer window to front and new dormer to rear. New bi-fold doors to ground floor rear.	No comment	Approved	
18/03266	Jet2 Unit C Carlton Works Cemetery Road Yeadon Leeds LS19 7BD	Installation of a new single storey cabin	No comment	Approved	
18/03334	37Eastgate, Bramhope	Change of Use from Shop (class use A1) to Hair and Beauty Salon (class use Sui Generis)	No comment	Approved	
18/01421	7 Wynmore Crescent, Bramhope	Single storey side extension; new pitch roof to existing single storey rear and side; raise roof height with second floor front extension forming habitable rooms in roofspace - AMENDED APPLICATION	no changes to previous comment	Approved	
18/03783	Chavenam House Parklands Bramhope	Conversion of garage to playroom	No comment	Approved	
18/04067	31 Tredgold Avenue Bramhope	Part two storey part single storey rear extension, single storey side extension and loft conversion with dormer to rear.	The Parish Council objects principally to the dormer at the rear which doesn't comply with LCC HDG, Page 32, which states that dormers should be at the rear and as small as possible with a substantial area of the original roof retained. This proposal clearly does not comply as almost none of the original pitched roof would be visible.	Approved	Yes
18/03703	115 Leeds Road, Bramhope	Single storey side extensions to both sides	No comment	Approved	
18/03386	18 Wynmore Avenue Bramhope	Single storey rear extension	No comment	Approved	
18/03964	Coney Park, Harrogate Road, Bramhope	Erection of a petrol filling station comprising ancillary convenience store, fuel pump canopy and associated works and services, including access road.	The Parish Council objects to the application in that we would support the Landscape Team comments about loss of woodland TPO area. We would like to see some screening of the site with the introduction of standard trees and shrubs, some of which should be evergreens for immediate screening impact.	Current	
18/04195	11 Breary Lane East	Single Storey Rear Extension	No comment	Approved	
18/04328	42 Parklands, Bramhope	Dual pitched roof to existing garage	No comment	Approved	
18/04371	79 Leeds Road, Bramhope	Part single, part two storey side extension	No comment	Approved	
18/03667	Delph View, Carlton Lane	Outbuilding to rear	No comment	Current	
18/03084	21 Sandy Walk Bramhope	Single storey front extension	The Parish Council objects as the proposal does not comply with LCC Household Design Guide page 26 as this addition is disproportionate to the property. The proposed bay extension is not small nor a sympathetically designed addition and does not adequately reflect the proportions and design of the existing windows as recommended on page 27 of the Leeds HDG.	withdrawn	
18/04642	6 Parklands Crescent Bramhope	Single storey side and rear extension	The Parish Council objects as the proposed dormer as it does not comply with LCC Household Design Guide page 32/33, as the dormer is excessively large, projects beyond the hipped roof and is not sufficiently set down from the roof, up from the eaves and in from the sides. The proposal will dominate the roof plane and unbalance the existing dwelling.	Approved	Yes
18/04623	Prospect House 27 Breary Lane Bramhope	Single storey front extension; single storey side/rear extension; raise roof height; alterations to front and side - UPDATED PLANS	The Parish Council objects to the proposal. The property is identified as a positive building in the Bramhope Conservation Area Appraisal and Management Plan. These proposals in our view would adversely affect the character of the building in the Conservation Area. The proposal contradicts page 26 of the LCC Household Design Guide which recommends that only very small additions to the front of the building will be acceptable. The proposed projection of the orangery beyond the principal facade is almost equal in width to the existing dwelling. In addition raising the roof of the garage to accommodate an additional bedroom is detrimental to the character of the original garage which is very much subservient to the main dwelling. The Parish Council would recommend that the proposed roof lights are of a conservation type with a central bar to be in character with the age of the building and the Conservation Area in general.	Approved	Yes
18/04795	1 The Sycamores Bramhope	Single storey rear extension	No comment	Current	

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18/05363	16 Creskeld Drive Bramhope	Summerhouse to rear garden	The Parish Council objects. The property is in the Conservation area and the proposal does not preserve or enhance the character or appearance of that area. The proposed plans are unusually large and solid structure for a summer house.	Current
18/04568	Land Adj 2 Creskeld Park Bramhope, LS16 9EZ	Variation of condition 2 (approved plans) or approval 14/02096/FU for amendments to; rear elevation, basement, windows and door configurations, new chimney stack, change to balustrades	No comment	Current
18/05627	21A Kings Road Bramhope	Single Storey Rear extension	No comment	Current
18/06154	12 Moorland Road Bramhope	Single Storey outbuilding to rear	The Parish Council objects. The proposal is an inappropriate development within the Green Belt. The proposed layout would lend itself ideally to permanent habitation.	Current
18/06242	21 Old Lane Bramhope	Ground floor alterations and hip to gable roof conversion with dormer to rear with juliet balcony	The Parish Council objects. It feels it is inappropriate in design, scale and form of both the gable extension and rear dormer windows. It will cause harm to the design, character and appearance and balance of the property and will not enhance the character of the conservation area.	Current
18/06090	46 Tredgold Avenue Bramhope	Single storey rear extension with porch, garage conversion	No comment	Current
18/06443	39 Hall Drive Bramhope	Retrospective application for replacement boundary fence with security wire	The Parish Council is concerned that the height of the fence, according to the plans will be in the region of 3 metres in some places and the electrification of the fence on the rural fringe of the village.	Current
18/06748	Ridgeway 21 Creskeld Lane Bramhope	Works to protected trees	The Parish Council is concerned that the height of the fence, according to the plans will be in the region of 3 metres in some places and the electrification of the fence on the rural fringe of the village.	Current
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.	Current
18/06703	Unit 1 1 Tredgold Avenue Bramhope	Change of use of shop (A1) to coffee shop/cafe (A3)	No comment	Current
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.	Current
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.	Current
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.	Current
18/06447	39 Hall Drive Bramhope	Retrospective application for a detached garage	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.	Current
18/06477	Carlton Hall Farm Carlton Lane Carlton	Change of use including alterations to stone building to form a dwelling house	No comment	Current
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.	Current
18/06754	2A Kings Road, Bramhope	Single storey side and rear extension	COMMENT BY 3RD December	