

Planning Meeting – 13th March 2019, 6.00pm, Parish Council Office, Bramhope Village Hall

- 1. Present: Rob Haswell (Chair), Diane Fox, Hilary Harris, Ian Robinson
Nicola Woodward (Clerk)**

There was one member of the public present.

2. Apologies received from Cllrs Anslow, Cooper and Lawrence.
3. There were no interests declared.
4. Applications received from Leeds City Council and comment.

App No	Address	Description	Comments
19/00743	Former Site Of 1 To 25 Rosemont, Breary Lane, Bramhope	Construction of one block of eight apartments	The Parish Council would wish to object to the landscaping proposed as we feel it has inadequate screening to the car parking area in relation to Breary Lane and the Church. The Parish Council would wish to see a band of evergreen hedging running from parking space Number 02 to the Breary Lane footpath and similarly from parking space Number 05 to 06 on the Breary Lane frontage. In addition the Parish Council objects to the proposed bin store provision in that this is a very negative aspect fronting onto Breary Lane. The Parish Council would wish to see that proposed hedging is evergreen species to the rear of the plot. The Parish Council would wish to see the new trees and hedging, introduced to the site, to be of significant size and maturity for instant impact. The site is surrounded on three sides by the Conservation Area, therefore the development should enhance and preserve the special character of the Conservation Area. If secure cycle parking for each unit is to be provided it should be discretely located on the site.
19/00879	North Lodge, Carlton Lane, Carlton	Single storey extension to side, with Balcony over and Lantern roof, insertion of door and window to side; demolition of Porch and extension at rear	The Parish Council objects to the application in that the proposals do not comply with HDG1 including an inappropriate proportions of proposed windows, the first floor balcony which will be seen from Carlton Lane, problems with contrast with new and existing roof materials and lack of articulation on the eastern elevation where the two storey extensions are built up to the facade without any recess. We have concerns the extension may exceed a 30% increase over and above the original house volume.
19/01330	34 Parklands, Bramhope	Single storey rear extension	No comment
19/01159	11 The Sycamores, Bramhope	Two storey side/rear extension incorporating dormer window to front and rear	The Parish Council would wish to object to the planning application in its current form due to the proposed new roof seen on the front/south elevation which should in accordance with LCC HDG page 30, which recommends



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			that extensions achieve some degree of subservience which includes a lower ridge line than the main roof. In addition we object to the proposed new window in the main gable shown on the side elevation west as it will overlook the rear garden of the neighbouring property.
19/01206	16 Tredgold Crescent Bramhope	Single storey rear extension	No comment
19/00453	Land to Rear of 1 The Parade, Lily's, Bramhope	Shipping Storage Container	The Parish Council would like to support the comments made by the Planning Officer giving pre application advice in that it would wish to see additional screening of the container, considering that the site is in the Conservation Area.

5. Any other business

5.1 There has been a report of earthworks in one of the fields adjacent to the Harrogate Road. The Clerk will contact Cllr Flynn to ask him to raise this with LCC Officers.

5.2 The entrance to the car park at the Methodist Church has recently been widened. The Church is in the Conservation Area therefore any changes to the boundary wall require planning permission. The Clerk will report the issue to LCC Enforcement Officers.

6. Date of next meeting – tbc

The meeting closed at 7.00pm.

Minutes by Nicola Woodward

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