

**ALWOODLEY PARISH COUNCIL
Planning Committee
Minutes of the meeting held on
Monday 3rd April 2017
at Alwoodley Community Hall**



Commenced: 6.30 pm
Concluded: 7.25 pm

Present: Cllr Jerry Pearlman (Chairman)
Cllr Lyn Buckley
Cllr Carol Allen
Cllr Sue Smith
Cllr Judith Williams

Clerk Catriona Hanson

P2017/031 Introduction and welcome

Cllr Pearlman welcomed everyone to the meeting.

P2017/032 Apologies for absence

None.

P2017/033 Declaration of disclosable pecuniary and other interests and requests for dispensation

None.

P2017/034 Public participation

None.

P2017/035 Minutes of the previous meeting

The Clerk was asked to write to Leeds City Council's Planning Department and request a response to the inquiry about the application for Clonmore Farm

RESOLVED that the minutes of the meeting held on 6th March 2017 be accepted as a true and accurate record.

Proposed: Cllr Williams

Seconded: Cllr Smith

P2017/036 Outcome of previous planning applications

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
16/04533/FU/NE	Two storey/single storey side/rear extension; to include garage at side	36 Buckstone Crescent Moortown	In principle we have no objections, but question the location and accessibility of the garage from the drive as shown on the proposed plans	Current
17/00130/FU/NE	Single storey side/rear extension	40 Meadow Way Alwoodley Leeds	No comment	Approved
17/00182/FU	Clonmore Farm King Lane	Retrospective application for the installation of a sewage treatment plant	We have no comment as to the retrospective application, but we would be interested to have information	Approved

Alwoodley Parish Council Planning Committee Minutes 3rd April 2017

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
			as to when planning permission was granted for the new driveway to Arthington Road	
17/00356/FU	67 Primley Park Road Alwoodley	Single storey front, side and rear extension	No comment	Current
17/00261/FU	5 The Fairway Alwoodley	Two storey/single storey front, side and rear extensions; loft conversion with dormer window to rear	No comment	Approved
17/00366/FU	16 Hillingdon Way Alwoodley	Single storey front/side/rear extension with raised area to rear; side gable extension with dormer window to rear	No comment	Current
17/00486/FU	368 Alwoodley Lane Alwoodley	Part two storey part single storey side and rear extension	No comment	Approved
17/00549/FU/NE	Detached double garage with store room/shower room to front	742 King Lane	No comment	Approved
17/00754/FU	Single storey side and rear extension	8 Turnberry Grove Alwoodley	No comment	Current
17/00831/FU	Detached dwelling to garden	171 Alwoodley Lane Alwoodley	See below	Current
<p>The Parish Council objects to this application on the following grounds: The application represents overdevelopment, overshadowing and a mass not in keeping with the street-scene. The proposed development will result in considerable harm to the character of the area through the loss of a garden site which provides an important undeveloped space in the street scene and setting of the existing dwelling on the site. The proposed development will be excessively prominent and intrusive within the street scene and is contrary to the NPPF; policy P10 of the Core Strategy; saved policy GP5 of the UDPR and Neighbourhoods for Living. The proposed dwelling is poor in design taking little from the more positive buildings in the street scene therefore failing to take the opportunity to improve the character of the area. The proposal is considered contrary to para. 64 of the NPPF; policy P10 of the Core Strategy; saved policy GP5 of the UDPR and guidance contained in Neighbourhoods for Living. By coincidence there is another application on a nearby plot also of considerable dimensions and bearing in mind that they will roughly be considered at the same time we urge the panel that the combination will result in considerable harm to the character of the area through the loss of a garden site which provides an important undeveloped space in the street-scene and setting of the existing dwelling on the site.</p> <p>The Parish Council would like to recommend that this application is referred to the Plans Panel</p>				
17/00848/FU	Detached house with lower ground floor parking	165 Alwoodley Lane Alwoodley	See below	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
<p>The Parish Council objects to this application on the following grounds: This application represents overdevelopment, over-dominance and overshadowing. The dwelling is considerably large for an individual dwelling. If contrary to our view the Council is minded to grant the application it should be subject to one dwelling. Despite the change of names of rooms the internal layout remains sufficiently similar to the previous application By coincidence there is another application on a nearby plot also of considerable dimensions and bearing in mind that they will roughly be considered at the same time we urge the panel that the combination will have a vast impact on the street-scene and the house in between.</p> <p>The Parish Council would like to recommend that this application is referred to the Plans Panel</p>				
17/00847/FU	Demolish existing dwelling and replace with 3 flats with underground parking	33 Sandmoor Drive Alwoodley	See below	Current
<p>We reiterate the comments namely: <i>'15/05502/FU/NE - 33 Sandmoor Drive, Alwoodley - On numerous occasions the Parish Council has objected to similar developments on Alwoodley Lane. This development will, yet again, lead to further loss of character of the area. The development will not fit in with the existing street scene. The comments made by neighbours about the potential to increase traffic on an already busy road' made as part of a previous objection still stand</i></p> <p><i>'As stated in our earlier comments we have frequently objected to the demolition of houses to provide flats. We are particularly concerned when this is proposed in such a distinctly characterful road. If approval is granted we fear it would open the floodgates for similar applications the length of Sandmoor Drive and neighbouring roads much to the detriment of the character of the area. Despite the changes to the frontage, this development will still not fit in with the existing street scene as it is still higher and wider than number 31 and neighbouring properties.</i></p> <p>As previously stated we would also like to comment that this is part of our emerging NDP policy - Objective 2: <i>'To ensure new developments are of a scale that do not overwhelm or are out of keeping with their surroundings and are generally sympathetic to the existing character of the Parish'</i></p> <p>The Parish Council would like to recommend that this application is referred to the Plans Panel</p>				
17/00852/FU	Two storey and single storey side/rear extension incorporating a gable wall side extension	12 Old Barn Close Alwoodley	No comment	Current
17/00695/FU	Change of use of Use Class Sui Generis (Ballroom) to Use Class A1 (retail) and external alterations	The Allerton Nursery Lane	Whilst we have no objection to the development we are concerned about the number of parking spaces. The development of the Tesco Express on King Lane has shown the need for considerable parking spaces	Current
17/01013/FU	First floor rear extension	20 Wentworth Avenue Alwoodley	No comment	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
17/01016/FU	Two storey side extension, single storey rear extension with balcony over, roof alterations including raising ridge height and former window to rear, bay windows to front and first floor rear, external alterations	119 Alwoodley Lane Alwoodley	No comment	Current
17/01116/FU	Two storey side extension	35 The Lane Alwoodley	No comment	Current

P2017/037 Planning Applications

Planning Reference No.	Brief description of proposal	Site location	Outcome
17/01197/FU/NE	Single storey front and rear extension	16 Wentworth Avenue Alwoodley Leeds	No comment
17/01018/FU/NE	Part two storey part single storey front side and rear	84 The Fairway Alwoodley Leeds	No comment
17/01271/FU/NE	Single storey side and rear extension with porch to front	40 The Drive Alwoodley Leeds	No comment
17/01340/FU/NE	Porch to front	26 The Fairway Alwoodley Leeds	No comment
17/01234/FU/NE	Alterations including three storey and two storey side extension with balconies to rear; moveable privacy screen to rear elevation; conservatory to rear; swimming pool to rear; replacement gate and amended access	19A The Valley Alwoodley Leeds	In view of the fact that some trees have already been removed thus changing the extremely valuable woodland habitat and that the plans seem to show that more trees might be affected by the size of the proposal we have concerns about the woodland and possible damage and therefore urge the city council to make a tree preservation order on all the existing trees other than those which may be identified as being not compatible with a TPO
17/01346/FU/NE	Single storey side extension	23 Alwoodley Lane Alwoodley Leeds	No comment
17/01398/FU/NE	Part two storey, part single storey side/rear extension	15 Primley Park Avenue Alwoodley Leeds	No comment
17/01425/FU/NE	Two storey detached garage with office above at rear and conversion of existing garage to	40 Sandmoor Lane Alwoodley Leeds	No comment

Planning Reference No.	Brief description of proposal	Site location	Outcome
	habitable room		
17/01433/FU/NE	Single storey side and rear extension	15 Mount Gardens Alwoodley Leeds	No comment
17/01104/FU/NE	Alterations including single storey front/side extension incorporating three garages and conversion of existing double garage to habitable rooms; two single storey rear extensions	15 Sandmoor Avenue Alwoodley Leeds	No comment
17/01609/FU/NE	Two storey and single storey front/side extension; new vehicular access to front; single storey rear extension	3 Hawks Nest Gardens East Alwoodley Leeds	No comment
17/01032/FU/NE	Single storey side and rear extension	744 King Lane Moortown Leeds	No comment

P2017/038 Plans Panel

None.

P2017/039 Correspondence with Leeds City Council

It was agreed to add this item to the agenda for the May meeting.

P2017/040 Date of the next meeting

It was agreed that the date of the next meeting is Monday 8th May 2017 at 6.30pm at the Alwoodley Community Hall.