

**ALWOODLEY PARISH COUNCIL
Planning Committee
Minutes of the meeting held on
Monday 5th June 2017
at Alwoodley Community Hall**



Commenced: 6.30 pm
Concluded: 7.25 pm

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

Clerk Catriona Hanson

P2017/051 Election of the Chairman of the Planning Committee for 2017-18

RESOLVED: to elect Cllr Pearlman as Chairman of the Planning Committee for 2017-18

Proposed: Cllr Williams

Seconded: Cllr Buckley

Carried unanimously

P2017/052 Introduction and welcome

Cllr Pearlman welcomed everyone to the meeting.

P2017/053 Apologies for absence

Apologies for absence were received and accepted from Cllr Allen

P2017/054 Declaration of disclosable pecuniary and other interests and requests for dispensation

Cllr Pearlman declared an interest in the application for 33 Sandmoor Drive

P2017/055 Public participation

None.

P2017/056 Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 8th May 2017 be accepted as a true and accurate record.

Proposed: Cllr Buckley

Seconded: Cllr Smith

P2017/057 Outcome of previous planning applications

Following a discussion about the recent planning appeal for 33 Sandmoor Drive it was agreed that Cllr Williams would look at the objection report submitted by Leeds City Council to check whether Leeds City Council's Planning Department mentioned the Parish Council's emerging Neighbourhood Plan in their objection to the Planning Inspectorate. Cllr Pearlman agreed to contact David Gluck for advice.

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
17/00848/FU	Detached house with lower ground floor parking	165 Alwoodley Lane Alwoodley	The Parish Council objected to this application and recommended referral to the Plans Panel	Current

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Planning Reference No.	Brief description of proposal	Site location	Replied	Status
17/00847/FU	Demolish existing dwelling and replace with 3 flats with underground parking	33 Sandmoor Drive Alwoodley	The Parish Council objected to this application and recommended referral to the Plans Panel	Current
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
17/01197/FU/NE	Single storey front and rear extension	16 Wentworth Avenue Alwoodley Leeds	No comment	Approved
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	Approved
17/01425/FU/NE	Two storey detached garage with office above at rear and conversion of existing garage to habitable room	40 Sandmoor Lane Alwoodley Leeds	No comment	Approved
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	Approved

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
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	Current
17/01933/FU/NE	Single storey side/rear extension	14 Hillingdon Way Alwoodley Leeds	No comment	Approved
17/01787/FU/NE	Single storey rear extension	20 Primley Park View Alwoodley Leeds	No comment	Approved
17/02079/FU/NE	Single storey front/side extension; two roof lights to existing extension and solar panels to main house roof to rear	2 Grove Rise Alwoodley Leeds	No comment	Current
17/02062/FU/NE	First floor extension to side and single storey to front	17 Sunningdale Walk, Alwoodley, Leeds	No comment	Approved
17/01705/FU	Two storey rear extension; new pitched roof to attached garage to side; new ground and first floor window to one side and two first floor windows to other side	57 Primley Park Avenue Alwoodley Leeds	No comment	Current
17/02176/FU	Single storey ground floor side and rear extension	35 The Grove Alwoodley Leeds	No comment	Current
17/02264/FU	Single storey side/rear extension	66 Winding Way Alwoodley Leeds	We note the neighbours' comments but have no comment	Current
17/01632/FU	Demolition of existing house and erection of eight flats	374 Alwoodley Lane Alwoodley Leeds	See below for comments	Current

The emerging Alwoodley Parish Council Neighbourhood Plan in preparation states:

1. Housing Development priorities are to maintain the character of the Parish and provide for the ageing population by restricting the height of new building; protecting bungalows from conversion into houses, and houses from demolition in order to build flats.
2. Objective 2 states: To ensure that 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.
3. Objective 4 states: To improve the management of traffic in the Parish and the safety of pedestrians and cyclists.

Thus the Parish Council strongly objects to this application because it is completely incompatible with the draft Neighbourhood Plan which has been arrived at after taking into consideration the views of many residents of the parish.

We feel that if this is granted, and bearing in mind that there is at least one pending application for demolition of a house and replacing it with flats, if the city council decides to grant this it will open the flood gates to developers making similar applications and thus changing a major characteristic of the parish.

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
<p>The Parish Council has already expressed concern about the increase in traffic on Alwoodley Lane. To increase the occupancy of this site is likely to add to the developing problem. Furthermore, the view of the Parish Council is that the density of the flats, the layout and the design are all quite incompatible with other properties in that part of the parish.</p> <p>This part of the parish is distinguished by a number of well-designed and impressive family homes and the creation of a block of flats here is completely unacceptable and incompatible.</p> <p>The Household Design Guide states: 'Care should be taken to ensure that windows are positioned to avoid overlooking neighbouring gardens. If this development is allowed to proceed then a considerable additional number of windows will overlook neighbouring properties'.</p> <p>Any argument that the property has been on the market and failed to find a buyer for some considerable length of time is not a valid planning consideration.</p> <p>This development has no place on Alwoodley Lane.</p> <p>Finally, the Parish Council is most concerned to see that the applicant is applying for eight flats to be built on the site thus making the density far greater than in any nearby location.</p>				
17/02593/FU	Part two storey part single storey front side and rear extension	Larana House Sandmoor Avenue Alwoodley Leeds	No comment	Current

P2017/058 Planning Applications

Planning Reference No.	Brief description of proposal	Site Location	Comments
17/02561/FU/NE	Two storey and first floor side and rear extension	11 Edgbaston Close Alwoodley	No comment
17/02685/FU/NE	Detached garage/store area to rear	12 Old Barn Close	No comment
17/02549/FU/NE	Detached double garage to rear and new boundary fencing to side	1 The Mount Alwoodley Leeds	The Parish Council is concerned that the installation of the proposed fence will dramatically change the character of the area – as advised in page 38 of the Householders Design Guide
17/03042/FU/NE	Single storey rear extension	31 Moss Gardens Alwoodley	No comment
17/01596/FU/NE	Extension to scouts and guides hut	Alwoodley Scouts And Guides Alwoodley Community Centre The Avenue	No comment
17/03007/FU/NE	Alterations and extensions to roof to form gables to both sides, dormer windows to rear	81 Alwoodley Lane Alwoodley Leeds	This type of development interferes with the street scene which is fairly uniform and therefore we question the design

P2017/059 Plans Panel

None.

P2017/060 Correspondence with Leeds City Council

It was agreed that the Clerk would write to the Chief Executive at Leeds City Council about the lack of response to the Parish Council's earlier correspondence and to request that he ensures that the Parish Council receives a response within 28 days. Should the Parish Council not receive a response, it was agreed to forward the correspondence to the Local Government Ombudsman.

P2017/061 Date of the next meeting

It was agreed that the date of the next meeting is Monday 3rd July 2017 at 6.30pm at the Alwoodley Community Hall.