

**ALWOODLEY PARISH COUNCIL
Planning Committee
Minutes of the meeting held on
Monday 6th March 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

P2017/021 Introduction and welcome

Cllr Pearlman welcomed everyone to the meeting.

P2017/022 Apologies for absence

None.

P2017/023 Declaration of disclosable pecuniary and other interests and requests for dispensation

None.

P2017/024 Public participation

Three members of the public were present at the meeting and had come to discuss the planning applications for 165 and 171 Alwoodley Lane. It was agreed to consider the two applications at the same time.

P2017/025 Minutes of the previous meeting

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

Proposed: Cllr Williams

Seconded: Cllr Smith

P2017/026 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
16/05792/FU/NE	Erection of stable block and access track and hardstanding	The Old Barn Eccup Lane Eccup	No comment	Approved
16/06390/FU/NE	Retrospective planning application for formation of second floor flat	138 Alwoodley Lane	No comment	Approved
16/07676/FU/NE	First floor extension with balcony to rear	6 Sandmoor Lane Alwoodley	No comment	Approved

Alwoodley Parish Council Planning Committee Minutes 6th March 2017

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
		Leeds		
16/07850/FU/NE	Single storey side/rear extension	16 King Drive Alwoodley Leeds	No comment	Approved
16/07875/FU/NE	Single storey side extension, with decking to rear; hip to gable roof extensions and dormer window to rear	55 The Lane Alwoodley Leeds	No comment	Approved
16/07827/FU/NE	Single storey rear and first floor side extensions	55 Sandmoor Lane Alwoodley Leeds	No comment	Approved
17/00130/FU/NE	Single storey side/rear extension	40 Meadow Way Alwoodley Leeds	No comment	Current
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 as to when planning permission was granted for the new driveway to Arthington Road	Current
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	Current
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	Current

P2017/027 Planning Applications

Planning Reference No.	Brief description of proposal	Site location	Outcome
17/00549/FU/NE	Detached double garage with store room/shower room to front	742 King Lane	No comment

Planning Reference No.	Brief description of proposal	Site location	Outcome
17/00754/FU	Single storey side and rear extension	8 Turnberry Grove Alwoodley	No comment
17/00831/FU	Detached dwelling to garden	171 Alwoodley Lane Alwoodley	See below:
<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:
<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:
<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</i></p>			

Planning Reference No.	Brief description of proposal	Site location	Outcome
<p><i>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
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
17/01013/FU	First floor rear extension	20 Wentworth Avenue Alwoodley	No comment
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
17/01116/FU	Two storey side extension	35 The Lane Alwoodley	No comment

P2017/028 Plans Panel

165 Alwoodley Lane, 171 Alwoodley Lane and 33 Sandmoor Drive.

P2017/029 Correspondence with Leeds City Council

As there has been no response from Leeds City Council's Planning Department to the two letters discussed at the December 2016 Planning Committee meeting it was agreed that the Clerk would write to the City Solicitor asking for a reply to the original letters within 14 days. It was also agreed to send copy correspondence to the ward councillors.

Cllr Pearlman commented on the recent invitation to the Plans Panel meeting to discuss the application for 36 Buckstone Crescent, although a copy of the revised plans for this development have not been sent to the Parish Council.

P2017/030 Date of the next meeting

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