

**ALWOODLEY PARISH COUNCIL  
Planning Committee  
Minutes of the meeting held on  
Monday 7<sup>th</sup> August 2017  
at Alwoodley Community Hall**



Commenced: 7.00 pm  
Concluded: 7.55 pm

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

**Clerk** Catriona Hanson

**P2017/073 Introduction and welcome**

Cllr Pearlman welcomed everyone to the meeting.

**P2017/074 Apologies for absence**

None

**P2017/075 Declaration of disclosable pecuniary and other interests and requests for dispensation**

None

**P2017/076 Public participation**

None.

**P2017/077 Minutes of the previous meeting**

**RESOLVED** that the minutes of the meeting held on 5<sup>th</sup> July 2017 be accepted as a true and accurate record.

**Proposed:** Cllr Buckley

**Seconded:** Cllr Williams

**P2017/078 Outcome of previous planning applications**

<b>Planning Reference No.</b>	<b>Brief description of proposal</b>	<b>Site location</b>	<b>Replied</b>	<b>Status</b>
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
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
17/02264/FU	Single storey side/rear extension	66 Winding Way Alwoodley Leeds	We note the neighbours' comments but have no comment	Approved

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Planning Reference No.	Brief description of proposal	Site location	Replied	Status
17/02593/FU	Part two storey part single storey front side and rear extension	Larana House Sandmoor Avenue Alwoodley Leeds	No comment	Approved
17/02561/FU/NE	Two storey and first floor side and rear extension	11 Edgbaston Close Alwoodley	No comment	Approved
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fence will dramatically change the character of the area – as advised in page 38 of the Householders Design Guide	Withdrawn
17/03042/FU/NE	Single storey rear extension	31 Moss Gardens Alwoodley	No comment	Approved
17/01596/FU/NE	Extension to scouts and guides hut	Alwoodley Scouts And Guides Alwoodley Community Centre The Avenue	No comment	Approved
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	Current
17/03252/FU/NE	Single storey side and rear extensions	19 Primley Park Drive Alwoodley	No comment	Approved
17/03400/FU/NE	Single storey extension to side and rear.	43 Buckstone Avenue Moortown Leeds	No comment	Approved
17/03657/FU/NE	Single storey rear extension	9 Edgbaston Close Alwoodley	No comment	Current
17/03644/FU/NE	Single storey side and rear extensions	239 Alwoodley Lane Alwoodley	No comment	Approved
17/03781/FU/NE	Variation of Conditions 3 (hours of opening) and 4 (delivery hours) of application previous approval 17/00695/FU	The Allerton Nursery Lane Moortown	No comment	Current

**P2017/079 Planning Applications**

Planning Reference No.	Brief description of proposal	Site Location	Comments
17/04156/FU/NE	Single storey rear extension	63 Sandmoor Lane Alwoodley	No comment

Planning Reference No.	Brief description of proposal	Site Location	Comments
17/04206/FU/NE	Single storey extension and canopy with terrace area above to rear	2 Reservoir Cottages Harrogate Road Moortown	No comment
17/03986/FU/NE	Detached house with garage and associates works	Land Off Crescent View Alwoodley	No comment
17/04372/FU/NE	Variation of condition 1 (opening hours) of previous approval 16/02167/FU to allow opening times Monday - Saturday 09.00 to 21.30 and Sunday 09.00 to 21.00.	Marinellas 139 The Avenue Alwoodley	The Parish Council recognise that this is an asset to the local area and support the application
17/04430/FU/NE	Single storey side/rear extension; single storey front extension and new pitched roof over existing garage	39 Winding Way Alwoodley Leeds	No comment
17/04581/FU/NE	Detached dwelling with integral garage	Land Adj 15 The Valley Alwoodley Leeds	See below
<p>This site is part of one of the prime nature conservation sites in the parish being close to a watercourse which provides a green corridor for wildlife. We are concerned about the actions taken by the client to clear important vegetation from the site. After it started to re-vegetate further attempts were made to clear it. It can be restored and the application must be seen in the context that it proposes changing that important wildlife site into a domestic property. This may be to the advantage of the landowner, but it will be severe disadvantage to parishioners. It is understood that there was a prior application to develop the land, but that generated such opposition that it was withdrawn. It is not known whether a lease to Yorkshire Wildlife Trust is still extant even though the applicant states that he is still the sole owner. Tree Preservation Orders are only made to preserve trees and this application should not be granted such that it could result in the revocation of the orders. We urge the Plans Panel to ensure that they obtain an independent report from Parks and Forestry. We consider that, if granted, an additional house would be out of keeping with the area which is notably sylvan. Furthermore we feel that this is overdevelopment of the site. We consider if granted, the present proposed design would be alien to the location. The Parish Council would like this application to be referred to the Plans Panel</p>			
17/04664/FU/NE	Part two storey part single storey front side and rear	84 The Fairway Alwoodley Leeds	No comment
17/04676/FU/NE	Single storey rear extension; infill extension to existing open porch including new pitched roof to front	17 St Andrews Croft Alwoodley Leeds	No comment

### **P2017/080 Plans Panel**

It was agreed to recommend that the application 17/04581/FU/NE – Land adjacent to 15 The Valley should be referred to the Plans Panel.

**P2017/081 Correspondence with Leeds City Council**

Following the correspondence with the Chief Executive at Leeds City Council, a response had finally been received from the City Solicitor and the Chief Planning Officer. After some discussion the Planning Committee agreed to take no further action.

**P2017/082 Date of the next meeting**

It was agreed that the date of the next meeting is Monday 4<sup>th</sup> September 2017 at 6.30pm at the Alwoodley Community Hall.