

**ALWOODLEY PARISH COUNCIL
Planning Committee
Minutes of the meeting held on
Monday 4th September 2017
at Alwoodley Community Hall**



Commenced: 6.30 pm
Concluded: 7.15 pm

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

Clerk Catriona Hanson

P2017/083 Introduction and welcome

Cllr Pearlman welcomed everyone to the meeting.

P2017/084 Apologies for absence

Apologies were received and accepted from Cllr Smith

P2017/085 Declaration of disclosable pecuniary and other interests and requests for dispensation

None

P2017/086 Public participation

None.

P2017/087 Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 7th August 2017 be accepted as a true and accurate record.

Proposed: Cllr Buckley

Seconded: Cllr Williams

P2017/088 Outcome of previous planning applications

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
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
17/03007/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	Approved

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Planning Reference No.	Brief description of proposal	Site location	Replied	Status
			therefore we question the design	
17/03657/FU/NE	Single storey rear extension	9 Edgbaston Close Alwoodley	No comment	Current
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	Approved
17/04156/FU/NE	Single storey rear extension	63 Sandmoor Lane Alwoodley	No comment	Current
17/04206/FU/NE	Single storey extension and canopy with terrace area above to rear	2 Reservoir Cottages Harrogate Road Moortown	No comment	Approved
17/03986/FU/NE	Detached house with garage and associates works	Land Off Crescent View Alwoodley	No comment	Current
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	Current
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	Current
17/04581/FU/NE	Detached dwelling with integral garage	Land Adj 15 The Valley Alwoodley Leeds	See below	Current
<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	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
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	Current

Alwoodley Parish Council does not wish to make a comment about this planning application

P2017/089 Planning Applications

Planning Reference No.	Brief description of proposal	Site Location	Comments
17/05071/FU/NE	Single storey rear extension; porch to front	5 Crescent View Alwoodley	No comment
17/04992/FU/NE	Single storey front extension and two single storey rear extensions	42 Sandmoor Lane Alwoodley	No comment
17/04798/FU/NE	Single storey extension to side and rear	1 Sandmoor Lane Alwoodley	No comment
17/05176/FU/NE	Alterations including raised roof height form two storey, single storey extension to front, both sides and rear with balconies and raised patio area to rear	266 Alwoodley Lane Alwoodley	We have concerns about the size of the proposed development and in view of the history of previous applications are always mindful that a large property could be converted to flats which we would oppose. We strongly recommend that the present condition, that the property be used as a single occupancy unit be retained, or perhaps even strengthened in some manner.
17/05339/FU/NE	Single storey extension including alterations to existing extension to rear	15 Buckstone Oval Moortown	No comment
17/05442/FU/NE	Change of use including single storey extension and addition of new first floor to detached garage to form new granny annex	10 St Andrews Walk Alwoodley	See below:

The Parish Council has observed the following points: we question why this extension needs to be two storeys, why does a granny annex need two bedrooms? To have bedrooms upstairs with no bathroom is not suitable for "granny". There is enough space behind the garage to allow an annex to

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<p>be built all on one level- again more suitable for granny. This is creating a small 2 bedroom house rather than a granny annex. Should permission be granted it needs a condition that it is not sold as a separate house.</p> <p>Page 37 of the Leeds City Council Householder Design Guide states: <i>In deciding whether or not an annexe is an appropriate addition the Council must also consider the living conditions of future occupiers. This means that the accommodation must be of a reasonable size and have an appropriate outlook. If planning permission is granted for an annexe a condition may be applied to restrict its use to an ancillary function. If this ancillary link is broken then the annex becomes a self-contained dwelling unit and will require a separate planning permission. Large buildings containing multiple bedrooms and parking areas will not be considered as annexes, nor will buildings which have limited connections to the main house. If the Council considers a building cannot be considered as an annexe your application will be considered as a new dwelling.</i></p>			

P2017/090 Plans Panel

It was agreed to recommend that the application 17/05442/FU/NE 10 St Andrew's Walk should be referred to the Plans Panel.

P2017/091 Date of the next meeting

It was agreed that the date of the next meeting is Monday 2nd October 2017 at 6.30pm at the Alwoodley Community Hall.