

**ALWOODLEY PARISH COUNCIL
Planning Committee
Minutes of the meeting held on
Monday 2nd October 2017
at Alwoodley Community Hall**



Commenced: 6.30 pm
Concluded: 6.50 pm

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

Clerk Catriona Hanson

P2017/092 Introduction and welcome

Cllr Pearlman welcomed everyone to the meeting.

P2017/093 Apologies for absence

None.

P2017/094 Declaration of disclosable pecuniary and other interests and requests for dispensation

None

P2017/095 Public participation

Two members of the public were present at the meeting to comment about the application for 165 Alwoodley Lane

P2017/096 Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 4th September 2017 be accepted as a true and accurate record.

Proposed: Cllr Buckley

Seconded: Cllr Allen

P2017/097 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
17/03657/FU/NE	Single storey rear extension	9 Edgbaston Close Alwoodley	No comment	Current

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Planning Reference No.	Brief description of proposal	Site location	Replied	Status
17/04156/FU/NE	Single storey rear extension	63 Sandmoor Lane Alwoodley	No comment	Current
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
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
17/05071/FU/NE	Single storey rear extension; porch to front	5 Crescent View Alwoodley	No comment	Current
17/04992/FU/NE	Single storey front extension and two single storey rear extensions	42 Sandmoor Lane Alwoodley	No comment	Current
17/04798/FU/NE	Single storey extension to side and rear	1 Sandmoor Lane Alwoodley	No comment	Current
17/05176/FU/NE	Alterations including raised roof height form two storey, single storey	266 Alwoodley Lane Alwoodley	We have concerns about the size of the proposed	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
	extension to front, both sides and rear with balconies and raised patio area to rear		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	Current
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:	Current

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 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.

Page 37 of the Leeds City Council Householder Design Guide states:

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.

P2017/098 Planning Applications

Planning Reference No.	Brief description of proposal	Site Location	Comments
17/05508/FU/NE	Single storey side/rear extension	7 The Grove Alwoodley Leeds	No comment
17/05499/FU	Detached house	171 Alwoodley Lane Alwoodley Leeds	See below

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 and fails to take the opportunity to improve the area. 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.

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Planning Reference No.	Brief description of proposal	Site Location	Comments
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. The Parish Council would like to recommend that this application is referred to the Plans Panel			
17/00848/FU	Detached house with lower ground floor parking	165 Alwoodley Lane, Alwoodley, Leeds,	Already refused at the Plans Panel meeting on 2 nd October 2017

The Planning Committee noted that the application for 165 Alwoodley Lane had been refused at the Plans Panel meeting earlier that day. The Clerk had written to request an extension to the consultation period, but had not received a response and so was asked to contact the Planning Department to ask why no extension had been granted.

P2017/099 Plans Panel

It was agreed to recommend that the application for 171 Alwoodley Lane should be referred to the Plans Panel.

P2017/100 Date of the next meeting

It was agreed that the date of the next meeting is Monday 6th November 2017 at 6.30pm at the Alwoodley Community Hall.