



Alwoodley Parish Council Planning Committee

Minutes of the Planning Committee meeting of the Parish Council
held on Monday 1st July 2019
at Alwoodley Community Hall

Commenced: 6.35pm

Concluded: 7.10pm

Present: Cllr Keith White (Chairman)
Cllr Lyn Buckley
Cllr Fryer

Clerk: Rebecca Crabtree

P1920/017 Introduction from the Chairman

Cllr White welcomed all to the meeting.

P1920/018 To receive any apologies for absence

Apologies were received from Cllr Illingworth and Cllr Towns.

P1920/019 Declaration of disclosable pecuniary and other interests

None.

P1920/020 To grant any requests for dispensation as appropriate

None.

P1920/021 Public consultation

None.

P1920/022 Minutes of previous meeting

The minutes were agreed and signed by Cllr White.

P1920/023 Outcome of previous planning applications

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
18/04236/FU/NE	Greenkeeping facility (storage/workshop) and yard, with ancillary office space	Moortown Golf Club Harrogate Road Moortown	Recommended for refusal	Current
18/03590/FU/NE	Variation of conditions 3 and 4 of approval 14/07446/FU to allow visitor tours to operate outside of the restricted times	Land at Stub House Farm, Harewood Estate Harrogate Road Harewood Leeds LS17 9LF	The Parish Council objected to this proposal	Current
18/07153/FU/NE	Provision of a data centre and installation of six air conditioning units and one generator	Land Off Moss Valley Moortown Leeds	See below	Current

The Parish Council would like to object to this application on the grounds that the proposed development will exacerbate existing parking problems in the streets nearby.

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
<p>There is already evidence of emergency vehicles being unable to access the grounds. We have concerns about the aesthetics and the noise issue in relation to the generator. We note that one of the two planning notices pinned up near the ground was removed within 24 hours and would like to request that a replacement notice is posted</p>				
19/01375/FU/NE	Demolition of existing property and replacement new dwelling	165 Alwoodley Lane Alwoodley Leeds	Concern about the mass of the house especially the height in particular for a two-storey house. Side windows and balcony may cause privacy issues.	Current
19/01375/FU/NE	Demolition of existing property and replacement new dwelling	165 Alwoodley Lane Alwoodley Leeds	See below.	Approved
<p>Please note that the Parish Council's previous comment was entered in error as a general comment and was, in fact, an objection. We note that there have been two amendments which have reduced the size and height of the building slightly. We still have serious concerns over the scale and mass of this building and question why a two storey house needs to be of such an excessive height. We feel that the size of the building is inappropriate and over dominating in relation to the neighbouring houses and would result in a severe invasion of privacy particular in respect of the neighbours at 141 and 167 whose properties would be overlooked. They would also suffer a loss of amenity i.e. right to light. We feel the building as proposed is too large for the plot, constitutes over development and needs a radical rethink before it would be of a size that is acceptable to the Parish Council and the residents of neighbouring properties. We would refer to Policy BE2 d) in the Alwoodley Neighbourhood Plan which states: "Where existing properties are demolished and replaced, the replacement building should be of comparable height with neighbouring buildings."</p>				
19/01509/FU/NE	Demolition of existing detached house; construction of new detached house	268 Alwoodley Lane Alwoodley	See below.	Approved
<p>The Parish Council objects to this application. The design of this property is completely out of character with the street scene on this stretch of Alwoodley Lane. We feel it would be over dominating in relation to the immediate neighbouring houses. The height is well in excess of the existing building and we question the need for this. In addition, the height appears to have been based on the height of 264 Alwoodley Lane, which flouted the conditions of the permission granted. We would refer to Policy BE2 d) in the Alwoodley Neighbourhood Plan which states: "Where existing properties are demolished and replaced, the replacement building should be of comparable height with neighbouring buildings." Whilst not a planning issue, we would like to mention that we have serious concerns regarding the points raised by the long suffering neighbours who have been living opposite a building site for the last three years. Should a future application for a more modest building at 268 be approved we would ask that conditions regarding the hours when construction takes place are imposed and attention is given to the serious congestion that is being experienced. The Parish Council have requested that the Planning Officers enforce that its associated conditions are adhered to.</p>				
19/02142/FU/NE	Dwelling to garden	658 King Lane Moortown	See below.	Current
<p>The Parish Council has concerns regarding the vehicular access to the existing building on King Lane. There is concern about the egress on to King Lane and the number of parking spaces for the both the existing and proposed building.</p>				
18/04236/FU/NE	Greenkeeping facility (storage/workshop) and yard, with ancillary office space. Leeds, LS17 7DB,	Moortown Golf Club, Harrogate Road, Moortown,	See below.	Current
<p>The Parish Council reiterates the previous comments. The Parish Council feels that the trees that were removed should be replaced with double the number of trees removed. A habitat and wildlife impact survey has not been completed and the Parish Council requests that this is carried out by LCC.</p>				
19/02330/FU/NE	Porch to front; extension to Gable and Dormer window to rear; pitched roof to existing extension to side/rear; infilling Garage walls	30 Hillingdon Way Alwoodley	No comment	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
19/02167/FU/NE	Alterations including single storey side/rear extension; first and second floor side windows; roof lights to front and dormer window to rear	12 Meadow Way Alwoodley	No comment	Approved
19/02450/FU/NE	Alterations including new entrance porch: new paving with steps to front side and rear, new gate to front; new sliding gate to front; new boundary fence to side/rear	2A Grove Rise Alwoodley	No comment	Current
19/02852/FU/NE	Single storey side extension	9 Buckstone Avenue Moortown	No comment	Current
19/02876/FU/NE	Single storey side extension; alterations including replacement dormer window to front, replacement bay window to front and removal of archway wall to garage	121 Alwoodley Lane Alwoodley	No comment	Current
19/01375/FU	Demolition of existing property and replacement new dwelling. At:	165 Alwoodley Lane, Alwoodley	The Parish Councils previous comments have been taken into account and have no further comments on the revised plan.	Current
19/03097/FU/NE	Single storey extension to front, side and rear Site At:	39 The Mount Alwoodley	No comment	Current
19/02800/FU/NE	Detached three storey house	Land Adj 15 The Valley	The Parish Council object on the basis that there could be a potential issue around the neighbourhood plan regarding the green or wildlife corridor. We would ask that if it goes to the Plans Panel and if the application is approved that there are conditions attached to protect or reinstate the wildlife corridor.	Refused
19/02746/FU/NE	Alterations including single storey rear extension; new pitched roof to existing rear; first floor side extension; single storey side/rear extension to other side; another first floor extension to the other side; new first floor window to front and porch to front	66 Alwoodley Lane Alwoodley	No comment	Approved
19/03024/FU/NE	Conservatory to side/rear	38 Windermere Drive Alwoodley	No comment	Current

P1920/024 Planning applications to consider

Planning Reference No.	Brief description of proposal	Site Location	Comments
19/03788/TR	T1 Silver Birch- To fell due to birds nesting and fouling on drive, driveway becoming slippery and dangerous. Will replant a small tree as advised by the Council	17 St Andrews Croft Alwoodley	No comment
19/03787/TR	Approx 18 trees in total - See attached Arboricultural Tree Report	Sandmoor Gate Sandmoor Avenue	No comment
19/03629/TR	Thuja - Current height is 5 meter, reduce height by 1.5 meters.	12 St Andrews Walk Alwoodley	No comment
18/04236/FU	Greenkeeping facility (storage/workshop) and yard, with ancillary office and sensor activated emergency lighting attached to proposed building.	Moortown Golf Club, Harrogate Road, Moortown,	See below
The parish council objects to this application. There is a concern about the proximity of the significant buildings to the neighbouring houses. The removal of the trees has caused a severe impact to the habitat and wildlife. There has been adverse affect on the water table. Given the fact it is a light industrial facility, we have concerns for potential pollution in the future. The Parish Council would like to raise the question whether sufficient information has been given on the application form to consider this application.			
19/02968/FU/NE	Single storey porch extension to front.	18 Turnberry Grove Alwoodley	No comment
19/03612/TR	For: 6 x Beech - 6 meter crown lift.	12 St Andrews Walk Alwoodley	No comment
19/03359/FU/NE	Single storey rear and part side extension	88 Winding Way Alwoodley	No comment
19/03340/FU/NE	Dormer window to rear and extension of first floor to create rooms in roof space	45 Primley Park Crescent Alwoodley	No comment
19/03145/FU/NE	Single storey extension to rear	14 Edgbaston Walk Alwoodley	No comment
19/03150/FU/NE	Hip to gable roof extension with dormer window to rear, porch extension to side, garage to rear and new entrance and drive layout	36 Primley Park Mount Alwoodley	The Parish Council would like to ensure that there is sufficient parking after the development is completed.
19/02142/FU/NE	Dwelling to garden	658 King Lane, Moortown	See below
The Parish Council still has concerns about the overdevelopment of the site and the parking for both properties remains unsatisfactory. The Parish Council suggests that this application is referred to the Plans Panel.			

P1920/025 Plans Panel

The Parish Council requested that 19/02142/FU/NE is referred to the plans panel.

P1920/026 To agree the date and time of the next meeting

The next meeting will be held on Monday 5th August 2019 at 6.30pm at the Alwoodley Community Hall.