



Planning Committee

Minutes of the Planning Committee meeting of the Parish Council held on Monday 1st March 2021 via remote link using Zoom.

Commenced: 6.15pm

Concluded: 6.45pm

Present: Cllr White (Chairman)
Cllr Illingworth
Cllr Towns
Cllr Fryer
Cllr Black

Clerk: Rebecca Crabtree

P2021/083 Introduction from the Chairman

Cllr White welcomed all to the meeting.

P2021/084 To receive any apologies and approve reasons for absence

All councillors were present.

P2021/085 Declarations of Interest

a) To receive declarations of interest not already declared under the Councils code of conduct or members Register of Disclosable Pecuniary Interests

None declared.

b) To receive, consider and decide upon any applications for dispensation

None received.

P2021/086 Public consultation

One member of public was present and he raised concerns about application 21/01141/FU.

P2021/087 To confirm the minutes of the Planning Committee meeting held on 1st February 2021 as a true and accurate record

Resolved that the minutes from the meeting held on 1st February 2021 were approved.

P2021/088 To receive the following planning decisions/information

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
20/06145/FU/NE	Demolition of existing building and construction of a new two storey dwelling	33 Sandmoor Drive	See below	Approved
The Parish Council objects to this application on the following grounds: It remains to be an overdevelopment of the site. The design is visually out of keeping with the area.				
20/07503/FU/NE	Part two storey, part single storey, part first floor extension with dormer windows to front Site A	350 Alwoodley Lane	No comment	Withdrawn

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
20/07147/FU/NE	New bike shed, bin cover and trellis to front	35 The Avenue	No comment	Approved
20/07023/FU/NE	Dormer windows to rear; roof lights to front; Insertion of window to second floor rear	76 Alwoodley Lane	No comment	Approved
20/07686/FU/NE	Part two storey part single storey front and side and single storey rear extension	3 The Mount	No comment	Approved
20/07613/FU/NE	Single storey extension front extension; single storey extension with patio area and balcony with balustrade above to rear	141 Alwoodley Lane	See below.	Current
<p>The PC objects on the following grounds: Overdevelopment of the site and out of keeping with the Neighbourhood Plan. The PC has concerns about the impact to the wildlife, habitat and trees and this is in contravention to the Neighbourhood Plan. The PC would also like to note that there are no measurements on the drawings.</p>				
20/07897/FU	Single storey rear extension with garage attached to side	15 The Fairway	No comments	Approved
20/07964/FU	Demolition of existing dwelling and construction of single block of eight apartments with landscaping, access and associated works.	2 Primley Park Avenue	See below.	Current
<p>The Parish Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> • The development represents an over development of the site • The design is out of keeping with the area. • It contravenes the Neighbourhood Plan. • Concerns of impact on Highways particularly the bus route. <p>Parking issues and the possibility of an overflow of parking on to streets due to limited parking spaces for the development.</p>				
20/08138/FU	Single storey side and rear extension	20 Birkdale Walk	No comments	Approved
20/04459/FU	Alterations including single storey side extension, replacement roof and new entrance porch to front.	4 Sandmoor Avenue	See below.	Refused
<p>The Parish Council objects to this application on the basis that the PC's objection still remains due to no alterations being made on the new application to satisfy previous concerns. There are concerns that that it will have an impact on privacy for neighbouring properties.</p>				
18/06617/FU	Proposed extension and alteration of Leeds Golf Centre including an annexe building and holiday lodges; change of use of agricultural land to golf course	Leeds Golf Centre, Wike Ridge Lane	See below.	Current
<p>The Parish Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> • Inappropriate development on green belt. • It will set a precedent for building on the green belt in the future <p>(The Cllrs voted and Cllr Fryer voted against the decision above)</p>				
20/08128/FU	Single storey rear extension; first floor side extension; dormer window to rear	28 Meadow Way	No comments	Approved
20/07970/FU	Two storey side and rear extension; hip to gable roof extension with dormer window to rear	5 The Valley	No comments	Refused
20/07841/FU	Alterations including; single storey front extension; Part two storey, part single storey side and rear extension; enlarged dormer window to rear; raised patio area and covered patio pergola to rear	52 Alwoodley Lane		Approved
<p>The Parish Council objects to this application as the roofline is out of keeping with the area and there is a concern that there will be a loss of amenity.</p>				
21/00175/FU	Alterations including; part two storey, part single storey side extension; conversion of garage to habitable rooms; bi-folding doors to rear	32 Wentworth Crescent	No comment	Current
21/00055/FU	Alterations including raised roof height to form habitable rooms in loft space; single storey side extension; hardstanding to front	49 The Fairway	No comment	Current
20/08440/FU	Installation of enclosure over existing Granular Activated Carbon (GAC) filter area at water treatment works	Eccup Water Treatment Works Eccup Moor Road	No comment	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
20/08293/FU	Single storey side extension to both sides and front; enlarged bay window to rear; Juliet balconies to first floor rear; external alterations including rendering; new pitched roof to garage	33 Sandmoor Drive	No comment	Approved
20/08471/FU	Single storey front and side extension	5 The Mount	No comment	Current
20/08419/FU	The Avenue Surgery 24 The Avenue	The Avenue Surgery 24 The Avenue	No comment	Current
21/00178/FU	Single storey side/rear extension	62 Birkdale Drive	No comment	Current
21/00029/FU	Alterations including two storey side/rear extension; new porch to front; replacement of garage window with door and new window to form utility /storage	1A The Grove	The Parish Council objects to Option 1 and 2 due to loss of amenity on neighbouring properties and the impact of this. Option 3 mitigates these issues.	Current
20/08511/FU	Alterations including single storey rear extension; dormer windows to rear; additional parking	3 Windermere Drive	The Parish Council has no comments on this application on the basis that the rear dormer has been removed from the proposed application.	Current
20/08459/FU	Construction of a single storey wraparound side and rear extension	21 Winding Way	No comment	Approved
21/00492/FU	Variation of condition 2 (approved plans) of previously approved planning application 19/02479/FU to update to drawings to reflect minor changes during construction, Reposition of door to electric cupboard in external store, updated balustrade detail, dwarf wall added to protect side of ramped access.	No 1-8 Sandmoor Chase	No comment	Current

P2021/089 To consider and decide upon the following planning applications

For more details about these applications please see Leeds City Council's planning website

<https://publicaccess.leeds.gov.uk/online-applications/>

Planning Reference No.	Brief description of proposal	Site Location	Comments
21/00511/FU/NE	Alterations involving first floor rear extension and conversion of detached garage to habitable accommodation	12 Wentworth Crescent	No comment

21/00536/FU/NE	Part two storey part single storey side and rear extension	6 Nursery Grove	No comment
21/00608/FU/NE	Two storey side part first floor front extension; single storey front extension	2 Sunningdale Close	No comment
21/00727/FU/NE	Alterations including raising the roof height forming a first floor; with first floor balcony to rear; two storey extensions to front and two storey rear extension; rooflights to front	59 The Drive	No comment
21/00681/FU/NE	Part two storey part single storey side/rear extension	14 Mount Drive	No comment
21/00825/FU/NE	Single storey side and rear extension; roller shutter to garage door	601 King Lane	No comment
21/01053/FU/NE	Single storey side extension including new patio with fence, removal of existing garage	20 The Valley	No comment
21/01090/FU/NE	Single storey side/ rear extension, with rooflights; new patio; demolition of garage	622 King Lane	No comment
21/01141/FU	Single storey front, side and rear extension; detached single storey office building to rear	7 Winding Way	The PC objects to this application on the following grounds: <ul style="list-style-type: none"> • Overdevelopment of the site • It is an inappropriate development in a residential area. • The design of it looks like it is for commercial use. • The PC requests that the application is to be referred to the Plans Panel.
20/07613/FU (Amendments)	Single storey extension front extension; single storey extension with patio area	141 Alwoodley Lane	The PC would like to restate the PC's previous comments. The PC requests that the application is referred to the Plans Panel.
Appeal Number: 104057	Prior Approval for enlargement of a dwelling house by construction of an additional storey; the development will go 2.6m above the highest point of the existing roof	25 Crescent View	The PC objects to this application on the following grounds; <ul style="list-style-type: none"> • The design(increase in roof height) is out of character with neighbouring properties. • It is out of keeping with the Neighbourhood Plan.
Appeal Number: 104077	Description Prior Approval for enlargement of a dwelling house by construction of additional stories; the development will go 5.2m above the highest point of the existing roof	25 Crescent View	The PC objects to this application on the following grounds; <ul style="list-style-type: none"> • The design (increase in roof height) is out of character with neighbouring properties. • It is out of keeping with the Neighbourhood Plan.

P2021/090 To agree whether to request that any plans should be referred to the Plans Panel

Resolved to refer application 21/01141/FU and 20/07613/FU to the Plans Panel.

P2021/091 To confirm the date of the next meeting as 12th April 2021 in accordance with the agreed schedule

Resolved that the next meeting will be held on 12th April 2021.