



# Alwoodley Parish Council Planning Committee

ALWOODLEY PARISH COUNCIL  
Minutes of the Planning Committee meeting of the Parish Council  
held on Monday 3<sup>rd</sup> June 2019  
at Alwoodley Community Hall

Commenced: 6.30pm

Concluded: 7.20pm

**Present:** Cllr Keith White (Chairman)  
Cllr Lyn Buckley  
Cllr David Towns  
Cllr Mark Illingworth

Clerk: Rebecca Crabtree

## **P1920/001 Introduction from the Chairman**

The Clerk welcomed everyone present to the meeting and confirmed a Chairman was required to be elected. It was **RESOLVED** to elect Cllr White as the Chairman of the Planning Committee.

**Proposed:** Cllr Towns

**Seconded:** Cllr Cllr L. Buckley

Cllr White welcomed all to the meeting.

## **PP1920/002 To receive any apologies for absence**

Apologies were received from Cllr Fryer.

## **PP1920/003 Declaration of disclosable pecuniary and other interests**

None

## **P1920/004 To grant any requests for dispensation as appropriate**

None

## **P1920/005 Public consultation**

Two members of public were present and gave an update on an application they had submitted.

## **PP1920/007 Minutes of previous meeting**

The minutes were to be agreed at the Full Council meeting.

## **P1920/008 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	The Parish Council objected to this proposal	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
		Harewood Leeds LS17 9LF		
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
<p>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.</p> <p>There is already evidence of emergency vehicles being unable to access the grounds.</p> <p>We have concerns about the aesthetics and the noise issue in relation to the generator.</p> <p>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
19/01683/FU/NE	Porch to front	6 Edgbaston Walk Alwoodley	No comment	Approved
19/01747/FU/NE	Single storey extension to rear	26 Hillingdon Way Alwoodley	No comment	Approved
19/01375/FU/NE	Demolition of existing property and replacement new dwelling	165 Alwoodley Lane Alwoodley Leeds	See below.	Current
<p>Please note that the Parish Council's previous comment was entered in error as a general comment and was, in fact, an objection.</p> <p>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.</p> <p>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.</p> <p>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>				
19/02048/FU/NE	First floor rear extension	10 Primley Park Drive Alwoodley	No comment	Withdrawn
19/01861/FU/NE	Single storey front, side and rear extension	5 Winding Way Alwoodley	No comment	Approved
19/01509/FU/NE	Demolition of existing detached house; construction of new detached house	268 Alwoodley Lane Alwoodley	See below.	Current
<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.</p> <p>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.</p> <p>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> <p>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.</p>				

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
The Parish Council have requested that the Planning Officers enforce that its associated conditions are adhered to.				
19/01752/FU/NE	Detached Garage to rear	17 Hawks Nest Gardens East Alwoodley	See below.	Approved
We note with some concern from the neighbour's comments that work has already reached an advanced stage, including the foundations and the walls before planning permission has even been granted. We also have concerns about the possible future use of the building due to the design, windows and size. The plans are unclear, and we would request the Planning Dept to carry out a site visit to assess the height and scale of the proposed building and how it would impact on the neighbours.				
19/02142/FU/NE	Dwelling to garden	658 King Lane Moortown	See below.	Current
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.				
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
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.				
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
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	Current
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

#### P1920/009 Planning applications to consider

Planning Reference No.	Brief description of proposal	Site Location	Comments
19/02852/FU/NE	Single storey side extension	9 Buckstone Avenue Moortown	No comment
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
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.
19/03097/FU/NE	Single storey extension to front, side and rear Site At:	39 The Mount Alwoodley	No comment
19/02800/FU/NE	Detached three storey house	Land Adj 15 The Valley	See below.
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.			
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
19/03024/FU/NE	Conservatory to side/rear	38 Windermere Drive Alwoodley	No comment

**P1920/010 To discuss correspondence received regarding the plot of land adjacent to 15 The Valley - 19/02800/FU/NE**

The correspondence was discussed. It was agreed that the Clerk would draft a response and circulate to the Cllr's to approve.

**P1920/011 To discuss an email received regarding the arboricultural Management Plan 19/00608/TR**

The correspondence was discussed. It was agreed that the Clerk would draft a response and circulate to the Cllr's to approve.

**P1920/012 To discuss the Neighbourhood Development Plan and approve the response to a resident**

Cllr's discussed the Neighbourhood Plan and the email received. It was agreed that if the resident has a query about the plan, they would need to contact Leeds City Council Planning and the Neighbourhood Planning Officer. The Parish Council is a consultee who has a duty to respond with their views on behalf of residents and do not make the final decision on a planning application. It was agreed for the Clerk to circulate a response to Cllr's.

**P1920/013 To discuss the statement of community involvement**

It was noted that the initial SCI draft was scheduled to go to the Development Plan Panel on 18<sup>th</sup> June.

**P1920/014 To discuss the Leeds Core Strategy Selective Review (CSSR).**

This was discussed and it was agreed to comment that the Parish Council would encourage the council to be firm on Greenbelt Boundaries in North Leeds and are not seeking to amend.

**P1920/015 Plans Panel**

It was agreed that 19/02800/FU/NE should be referred to the Plans Panel.

**P1920/016 To agree the date and time of the next meeting**

The next Planning Committee meeting will be held on Monday 1<sup>st</sup> July 2019 at 6.30pm at the Alwoodley Community Hall