



**Minutes of the Planning Committee meeting of the Parish Council  
held on Monday 1<sup>st</sup> February 2021 via remote link using Zoom.**

Commenced: 6.19pm

Concluded: 6.53pm

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

Clerk: Rebecca Crabtree

**P2021/074 Introduction from the Chairman**

Cllr White welcomed all to the meeting.

**P2021/075 To receive any apologies and approve reasons for absence**

All councillors were present.

**P2021/076 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.

**P2021/077 Public consultation**

Two of members of public raised their concerns about planning application 20/07613/FU/NE and the recent amendments. The councillors agreed to contact LCC about some issues that were raised including ensuring that the Parish Councils comments are taken into account when considering the application. The amendments were made to the application after the Planning Committee Agenda was published and therefore, the Planning Committee will send further comments after the meeting that is being held in March.

**P2021/078 To confirm the minutes of the Planning Committee meeting held on 4<sup>th</sup> January 2021 as a true and accurate record**

**Resolved** that the minutes from the meeting held on 4<sup>th</sup> January 2021 were approved.

**P2021/079 To receive the following planning decisions/information**

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
20/04459/FU/NE	Alterations including single storey side extension, replacement roof and new entrance porch to front	4 Sandmoor Avenue	See below.	Refused

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
The Parish Council strongly objects to this application and recommends refusal for the following reasons: The development represents an over development of the site by significantly increasing the mass of the building; The design is out of keeping with the houses on the road and therefore is in conflict with objective 2 of the approved Neighbourhood plan for Alwoodley and the recognition the Leeds Core Strategy gives to the need to maintain the character of local areas within the city."				
20/06145/FU/NE	Demolition of existing building and construction of a new two storey dwelling	33 Sandmoor Drive	See below	Current
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	Current
20/07222/FU/NE	Amendment to planning permission 20/05252/FU to carryout alterations including new roof to front porch and first floor rear extension	93 Birkdale Drive	See below.	Refused
The PC expresses concern of size of the development and the potential of overlooking the rear properties. The PC wishes to refer this to the Plans Panel.				
20/07147/FU/NE	New bike shed, bin cover and trellis to front	35 The Avenue	No comment	Current
20/07023/FU/NE	Dormer windows to rear; roof lights to front; Insertion of window to second floor rear	76 Alwoodley Lane	No comment	Current
20/07686/FU/NE	Part two storey part single storey front and side and single storey rear extension	3 The Mount	No comment	Current
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
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.				
20/07585/FU/NE	Single storey side and rear extension Site	27 Primley Park Mount	No comment	Approved
20/07827/FU	Single storey side extension	33 Birkdale Rise	No comments	Approved
20/07897/FU	Single storey rear extension with garage attached to side	15 The Fairway	No comments	Current
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
The Parish Council objects to this application on the following grounds: <ul style="list-style-type: none"> <li>The development represents an over development of the site</li> <li>The design is out of keeping with the area.</li> <li>It contravenes the Neighbourhood Plan.</li> <li>Concerns of impact on Highways particularly the bus route.</li> </ul> Parking issues and the possibility of an overflow of parking on to streets due to limited parking spaces for the development.				
20/08138/FU	Single storey side and rear extension	20 Birkdale Walk	No comments	Current
20/04459/FU	Alterations including single storey side extension, replacement roof and new entrance porch to front.	4 Sandmoor Avenue	See below.	Current
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.				
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
The Parish Council objects to this application on the following grounds: <ul style="list-style-type: none"> <li>Inappropriate development on green belt.</li> </ul>				

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
<ul style="list-style-type: none"> <li>It will set a precedent for building on the green belt in the future (The Cllrs voted and Cllr Fryer voted against the decision above)</li> </ul>				
20/08128/FU	Single storey rear extension; first floor side extension; dormer window to rear	28 Meadow Way	No comments	Current
20/07970/FU	Two storey side and rear extension; hip to gable roof extension with dormer window to rear	5 The Valley	No comments	Current
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	See below.	Current
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.				
20/07577/FU	Single storey side and rear extension	4 Wentworth Avenue	No comments	Approved
20/05338/FU	Part two storey part single side and rear extension	30 Winding Way	No comments	Approved

### P2021/080 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
21/00175/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
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
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
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
20/08471/FU	Single storey front and side extension	5 The Mount	No comment
20/08419/FU	The Avenue Surgery 24 The Avenue	The Avenue Surgery 24 The Avenue	No comment
21/00178/FU	Single storey side/rear extension	62 Birkdale Drive	No comment
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.

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.
20/08459/FU	Construction of a single storey wraparound side and rear extension	21 Winding Way	No comment
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

**P2021/081 To agree whether to request that any plans should be referred to the Plans Panel**

None.

**P2021/082 To confirm the date of the next meeting as 1<sup>st</sup> March 2021 in accordance with the agreed schedule**

**Resolved** that the next meeting will be held on 1<sup>st</sup> March 2021.