

**ALWOODLEY PARISH COUNCIL
Planning Committee
Minutes of the meeting held on
Monday 3rd December 2018
at Alwoodley Community Hall**



Commenced: 7.00 pm
Concluded: 7.50 pm

Present: Cllr Roderic Parker (Chairman)
Cllr Carol Allen
Cllr Lyn Buckley
Cllr Sue Smith
Cllr Judith Williams

Clerk Catriona Hanson
Rebecca Crabtree

P2018/117 Introduction and welcome

Cllr Parker welcomed everyone to the meeting.

P2018/118 Apologies for absence

None

P2018/119 Declaration of disclosable pecuniary and other interests and requests for dispensation

None.

P2018/120 Public participation

None.

P2018/121 Minutes of the previous meeting

Minute 2018/110 was amended to read 'Cllr Smith'

RESOLVED that the minutes of the meeting held on 5th November 2018 be accepted as a true and accurate record.

Proposed: Cllr Buckley

Seconded: Cllr Williams

P2018/122 Outcome of previous planning applications

The outcome of the previous planning applications was noted.

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
18/00907/FU/NE	Partial demolition to existing house and erection of five flats	374 Alwoodley Lane Alwoodley Leeds	The Parish Council wishes to reiterate their previous objections and to acknowledge the objections of many local residents	Current
18/03496/FU/NE	Amendment to condition 2 (approved plans) of planning permission 15/00648/FU to allow changes to the elevations in order to regularise detailed	Former Site Of 264 Alwoodley Lane Alwoodley	The Parish Council objected to this application	Current

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Planning Reference No.	Brief description of proposal	Site location	Replied	Status
	variations from the plans as approved.			
18/03735/FU/NE	Conservatory to rear	16A The Quarry Alwoodley	No comment	Refused
18/04236/FU/NE	Greenkeeping facility (storage/workshop) and yard, with ancillary office space	Moortown Golf Club Harrogate Road Moortown	Recommended for refusal	Current
18/00907/FU	Partial demolition to existing house and erection of five flats.	374 Alwoodley Lane, Alwoodley	The Parish Council reiterated the previous comments and advised the City Council that the Neighbourhood Development Plan has now been approved	Current
18/05189/FU/NE	Single storey front extension; single storey rear extension	9 Sunningdale Drive Alwoodley	No comment	Current
18/04511/FU/NE	Single storey rear extension	29 Primley Park Avenue Alwoodley	No comment	Approved
18/04814/FU/NE	Retrospective application for summer house to rear	17 Sunningdale Walk Alwoodley	The Parish Council considers that this is an overdevelopment of the plot and notes the objections of the neighbours	Approved
18/05421/FU/NE	The increase the height of the existing pitched roof granted under planning consent number 17/04664/FU	84 The Fairway Alwoodley	No comment	Approved
18/05542/FU/NE	Alterations including new roof lights, single storey side/rear extension and dormer window to rear	40 Turnberry Rise Alwoodley	No comment	Approved
18/05812/FU/NE	Part two storey part single storey side/rear extension with patio area to rear and porch to front	1 Sunningdale Green Alwoodley	No comment	Approved
18/05895/FU/NE	Two storey rear extensions and first floor side extension above garage	447 Harrogate Road Moortown Leeds	No comment	Current
18/05923/FU/NE	Two storey part single storey side/rear extension; outbuilding to rear	25 Buckstone Road Moortown	No comment	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	See below	Current

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<p>The Parish Council notes the comments made by LCC Highways, and wishes to raise the following concerns:</p> <p>King Lane is not a straight road – it narrows and has a dangerous bend where the Meanwood Valley trail crosses the road. The Ashfield House bend is particularly sharp and an increase in traffic would produce a dangerous situation for pedestrians. Any bus negotiating this bend would straddle the road at this dangerous location.</p> <p>Five Lane Ends junction is a spot where frequent road traffic accidents occur and turning right at this junction is particularly fraught.</p> <p>The Parish Council is already in discussion with LCC Highways about the safety and current poor state of the King Lane footway.</p> <p>We therefore object to this proposal on the grounds of safety for motorists, cyclists and pedestrians</p>				
18/05935/FU/NE	Raising roof height to form rooms in roofspace; Single storey rear infill extension; Single storey side extension to existing detached garage; New boundary treatment to front.	6A Sandmoor Avenue Alwoodley	No comment	Approved
18/06038/FU/NE	Alterations to roof and first floor side extension	9 Valley Close Alwoodley	The Parish Council is concerned that this proposal will overly dominate the house at number 11 and that there are justifiable concerns about parking	Current
18/06254/FU/NE	Two storey rear extension	39 Primley Park Road, Alwoodley	No comment	Current
18/06190/FU/NE	Single storey side and single storey rear extensions	17 Primley Park Crescent Alwoodley	No comment	Approved
18/06059/FU/NE	One detached dwelling	Land Adj 15 The Valley Alwoodley	The Planning Inspectorate rejected an earlier appeal against a planning application for this site, although the proposed building is a different design we do not consider that the underlying principles have changed. The Parish Council recommend that this application is rejected.	Current
18/06302/FU/NE	Two storey side and rear extension	10 Hawks Nest Rise Alwoodley	Although the Parish Council is not opposed to the concept of an extension, they consider that the materials which are to be used in the	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
			proposed extension means that this is out of keeping with the street scene.	
18/06471/FU/NE	Single storey rear extension, addition to existing side extension and new driveway entrance	535 King Lane Moortown	No comment	Current
18/03496/FU	Amendment to condition 2 (approved plans) of planning permission 15/00648/FU to allow changes to the elevations in order to regularise detailed variations from the plans as approved and new boundary wall to eastern boundary	Former Site Of 264 Alwoodley Lane, Alwoodley	See below	Current
<p>The Parish Council continues its objection to this development. The plans for this application do not make clear what is now being requested. We are aware that the applicant has already requested an increase in height to this building and we feel that any further alterations will be detrimental to the street scene. We have been informed that an independent measurement of the roof height has taken place which indicates that the height of the roof is now higher than what has been approved in a retrospective application. The fact that this has been allowed is a matter of great concern to local residents, the Parish Council and Ward Councillors. We feel that this is 'development by stealth'</p>				

2018/123 Planning Applications

Planning Reference No.	Brief description of proposal	Site Location	Comments
18/06661/FU/NE	Variation of condition 2 (approved plans) of approval 17/06735/FU for MINOR MATERIAL AMENDMENT to add a new access/exit door to the garage/east elevation at ground floor level only. To substitute the approved ground floor plan 2000 and east elevation 3003 with the revised drawings	24 Lakeland Crescent Alwoodley	No comment
18/06800/FU/NE	Boundary treatment and relocation of driveway to form two parking spaces; dropped kerb to front	24 Lakeland Crescent Alwoodley	No comment
18/06934/FU/NE	Single storey side extension, two dormer windows to front elevation and two storey rear extension	190 Alwoodley Lane Alwoodley	No comment
18/06845/FU/NE	Two roof lights to rear of first floor flat	4 Sandmoor Chase Alwoodley	No comment

P2018/124 Plans Panel

None.

P2018/125 Changes to Leeds City Council's planning portal

Cllr Parker advised the Planning Committee that following the recent 'Basildon Case' it appears very likely that Leeds City Council will no longer include public comments about planning applications on their planning portal. It was agreed that the Clerk would contact the Planning Department to ask about their process; to make inquiries about how the Parish Council will be able to review parishioners' comments about planning applications and to ask when this proposal will come into effect. It was agreed that a note about the proposals would

be added to the newsletter and that the issue could be raised at the City Council's liaison meeting with town and parish councils in February.

P2018/126 Any other business

It was noted that one of the local residents who attended the November Planning Committee meeting to comment about the planning application for 264 Alwoodley Lane had promised to send a copy of a report written by Leeds City Council which included a comment apparently submitted by the Parish Council's Planning Committee. It was agreed that the Clerk should contact the local resident to ask for the source of this report – since the Parish Council is concerned that Leeds City Council has misquoted the Parish Council's Planning Committee comments.

P2018/127 Neighbourhood Development Plan

Cllr Buckley reported back on a recent meeting with Ian Mackay from Leeds City Council's Planning Department about the Parish Council's Neighbourhood Development Plan. Mr Mackay has commented that including a significant policy change (eg a policy about the development of flats in the parish) could necessitate a second referendum and has suggested asking Sean Hanson for advice. It was agreed that this matter should be referred to the January 2019 Parish Council meeting.

P2018/128 Date of the next meeting

It was agreed that the date of the next meeting is Monday 14th January 2019 at 6.30 pm at the Alwoodley Community Hall.