

**ALWOODLEY PARISH COUNCIL  
Planning Committee  
Minutes of the meeting held on  
Monday 8<sup>th</sup> May 2017  
at Alwoodley Community Hall**



Commenced: 6.30 pm  
Concluded: 7.25 pm

**Present:** Cllr Jerry Pearlman (Chairman)  
Cllr Lyn Buckley  
Cllr Carol Allen  
Cllr Sue Smith  
Cllr Judith Williams

**Clerk** Catriona Hanson

**P2017/041 Introduction and welcome**

Cllr Pearlman welcomed everyone to the meeting.

**P2017/042 Apologies for absence**

None.

**P2017/043 Declaration of disclosable pecuniary and other interests and requests for dispensation**

None.

**P2017/044 Public participation**

None.

**P2017/045 Minutes of the previous meeting**

**RESOLVED** that the minutes of the meeting held on 3<sup>rd</sup> April 2017 be accepted as a true and accurate record.

**Proposed:** Cllr Buckley

**Seconded:** Cllr Williams

**P2017/046 Outcome of previous planning applications**

<b>Planning Reference No.</b>	<b>Brief description of proposal</b>	<b>Site location</b>	<b>Replied</b>	<b>Status</b>
16/04533/FU/NE	Two storey/single storey side/rear extension; to include garage at side	36 Buckstone Crescent Moortown	In principle we have no objections, but question the location and accessibility of the garage from the drive as shown on the proposed plans	Approved
17/00356/FU	67 Primley Park Road Alwoodley	Single storey front, side and rear extension	No comment	Approved
17/00366/FU	16 Hillingdon Way Alwoodley	Single storey front/side/rear extension with raised area to rear; side gable extension with dormer window to rear	No comment	Approved

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<b>Planning Reference No.</b>	<b>Brief description of proposal</b>	<b>Site location</b>	<b>Replied</b>	<b>Status</b>
17/00754/FU	Single storey side and rear extension	8 Turnberry Grove Alwoodley	No comment	Withdrawn
17/00831/FU	Detached dwelling to garden	171 Alwoodley Lane Alwoodley	The Parish Council objected to this application and recommended referral to the Plans Panel	Withdrawn
17/00848/FU	Detached house with lower ground floor parking	165 Alwoodley Lane Alwoodley	The Parish Council objected to this application and recommended referral to the Plans Panel	Current
17/00847/FU	Demolish existing dwelling and replace with 3 flats with underground parking	33 Sandmoor Drive Alwoodley	The Parish Council objected to this application and recommended referral to the Plans Panel	Current
17/00852/FU	Two storey and single storey side/rear extension incorporating a gable wall side extension	12 Old Barn Close Alwoodley	No comment	Approved
17/00695/FU	Change of use of Use Class Sui Generis (Ballroom) to Use Class A1 (retail) and external alterations	The Allerton Nursery Lane	Whilst we have no objection to the development we are concerned about the number of parking spaces. The development of the Tesco Express on King Lane has shown the need for considerable parking spaces	Approved
17/01013/FU	First floor rear extension	20 Wentworth Avenue Alwoodley	No comment	Approved
17/01016/FU	Two storey side extension, single storey rear extension with balcony over, roof alterations including raising ridge height and former window to rear, bay windows to front and first floor rear, external alterations	119 Alwoodley Lane Alwoodley	No comment	Current
17/01116/FU	Two storey side extension	35 The Lane Alwoodley	No comment	Approved
17/01197/FU/NE	Single storey front and rear extension	16 Wentworth Avenue Alwoodley Leeds	No comment	Current
17/01018/FU/NE	Part two storey part	84 The Fairway	No comment	Approved

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Planning Reference No.	Brief description of proposal	Site location	Replied	Status
	single storey front side and rear	Alwoodley Leeds		
17/01271/FU/NE	Single storey side and rear extension with porch to front	40 The Drive Alwoodley Leeds	No comment	Approved
17/01340/FU/NE	Porch to front	26 The Fairway Alwoodley Leeds	No comment	Approved
17/01234/FU/NE	Alterations including three storey and two storey side extension with balconies to rear; moveable privacy screen to rear elevation; conservatory to rear; swimming pool to rear; replacement gate and amended access	19A The Valley Alwoodley Leeds	In view of the fact that some trees have already been removed thus changing the extremely valuable woodland habitat and that the plans seem to show that more trees might be affected by the size of the proposal we have concerns about the woodland and possible damage and therefore urge the city council to make a tree preservation order on all the existing trees other than those which may be identified as being not compatible with a TPO	Current
17/01346/FU/NE	Single storey side extension	23 Alwoodley Lane Alwoodley Leeds	No comment	Approved
17/01398/FU/NE	Part two storey, part single storey side/rear extension	15 Primley Park Avenue Alwoodley Leeds	No comment	Approved
17/01425/FU/NE	Two storey detached garage with office above at rear and conversion of existing garage to habitable room	40 Sandmoor Lane Alwoodley Leeds	No comment	Current
17/01433/FU/NE	Single storey side and rear extension	15 Mount Gardens Alwoodley Leeds	No comment	Approved
17/01104/FU/NE	Alterations including single storey front/side extension incorporating three garages and conversion of existing double garage to	15 Sandmoor Avenue Alwoodley Leeds	No comment	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
	habitable rooms; two single storey rear extensions			
17/01609/FU/NE	Two storey and single storey front/side extension; new vehicular access to front; single storey rear extension	3 Hawks Nest Gardens East Alwoodley Leeds	No comment	Current
17/01032/FU/NE	Single storey side and rear extension	744 King Lane Moortown Leeds	No comment	Approved

Alwoodley Parish Council does not wish to make any comments about this application

### P2017/047 Planning Applications

Planning Reference No.	Brief description of proposal	Site location	Outcome
17/01933/FU/NE	Single storey side/rear extension	14 Hillingdon Way Alwoodley Leeds	No comment
17/01787/FU/NE	Single storey rear extension	20 Primley Park View Alwoodley Leeds	No comment
17/02079/FU/NE	Single storey front/side extension; two roof lights to existing extension and solar panels to main house roof to rear	2 Grove Rise Alwoodley Leeds	No comment
17/02062/FU/NE	First floor extension to side and single storey to front	17 Sunningdale Walk, Alwoodley, Leeds	No comment
17/01705/FU	Two storey rear extension; new pitched roof to attached garage to side; new ground and first floor window to one side and two first floor windows to other side	57 Primley Park Avenue Alwoodley Leeds	No comment
17/02176/FU	Single storey ground floor side and rear extension	35 The Grove Alwoodley Leeds	No comment
17/02264/FU	Single storey side/rear extension	66 Winding Way Alwoodley Leeds	We note the neighbours' comments but have no comment
17/01632/FU	Demolition of existing house and erection of eight flats	374 Alwoodley Lane Alwoodley Leeds	See below for comments

The emerging Alwoodley Parish Council Neighbourhood Plan in preparation states:

1. Housing Development priorities are to maintain the character of the Parish and provide for the ageing population by restricting the height of new building; protecting bungalows from conversion into houses, and houses from demolition in order to build flats.
2. Objective 2 states: To ensure that new developments are of a scale that do not overwhelm or are out of keeping with their surroundings, and are generally sympathetic to the existing character of the Parish.
3. Objective 4 states: To improve the management of traffic in the Parish and the safety of pedestrians and cyclists.

Thus the Parish Council strongly objects to this application because it is completely incompatible with the draft Neighbourhood Plan which has been arrived at after taking into consideration the views of many residents of the parish.

Planning Reference No.	Brief description of proposal	Site location	Outcome
<p>We feel that if this is granted, and bearing in mind that there is at least one pending application for demolition of a house and replacing it with flats, if the city council decides to grant this it will open the flood gates to developers making similar applications and thus changing a major characteristic of the parish.</p> <p>The Parish Council has already expressed concern about the increase in traffic on Alwoodley Lane. To increase the occupancy of this site is likely to add to the developing problem. Furthermore, the view of the Parish Council is that the density of the flats, the layout and the design are all quite incompatible with other properties in that part of the parish.</p> <p>This part of the parish is distinguished by a number of well-designed and impressive family homes and the creation of a block of flats here is completely unacceptable and incompatible.</p> <p>The Household Design Guide states: 'Care should be taken to ensure that windows are positioned to avoid overlooking neighbouring gardens. If this development is allowed to proceed then a considerable additional number of windows will overlook neighbouring properties'.</p> <p>Any argument that the property has been on the market and failed to find a buyer for some considerable length of time is not a valid planning consideration.</p> <p>This development has no place on Alwoodley Lane.</p> <p>Finally, the Parish Council is most concerned to see that the applicant is applying for eight flats to be built on the site thus making the density far greater than in any nearby location.</p>			
17/02593/FU	Part two storey part single storey front side and rear extension	Larana House Sandmoor Avenue Alwoodley Leeds	No comment

**P2017/048 Plans Panel**

It was agreed to request that the application for 374 Alwoodley Lane be referred to the Plans Panel.

**P2017/049 Correspondence with Leeds City Council**

It was agreed that the Clerk would write to the Monitoring Officer at Leeds City Council about the lack of response to the Parish Council's earlier correspondence and to request that the Monitoring Officer ensures that the Parish Council receives a response.

**P2017/050 Date of the next meeting**

It was agreed that the date of the next meeting is Monday 5<sup>th</sup> June 2017 at 6.30pm at the Alwoodley Community Hall.