

**ALWOODLEY PARISH COUNCIL
Planning Committee
Minutes of the meeting held on
Monday 5th November 2018
at Alwoodley Community Hall**



Commenced: 7.00 pm
Concluded: 7.20 pm

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

Clerk Catriona Hanson

P2018/106 Introduction and welcome

Cllr Parker welcomed everyone to the meeting.

P2018/107 Apologies for absence

Apologies for absence were received and accepted from Cllr Allen

P2018/108 Declaration of disclosable pecuniary and other interests and requests for dispensation

None.

P2018/109 Public participation

Four members of the public were present. Two members of the public were in attendance to comment on the planning application for 264 Alwoodley Lane.

P2018/110 Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 1st October 2018 be accepted as a true and accurate record.

Proposed: Cllr Swiss

Seconded: Cllr Williams

P2018/112 Outcome of previous planning applications

Cllr Buckley gave an update on the planning application for Land at Stub House Farm on the Harewood estate which was discussed at the last meeting. A meeting has now taken place between the ward councillors from Alwoodley ward and Harewood ward and officers from Leeds City Council's Highways Department. Coaches travelling along King Lane have now ceased operating, due to the strength of opinion and health and safety issues. Another meeting to discuss this application will take place in the future.

Cllr Parker advised the meeting that he had written to the press about the application from the Moortown Golf Club.

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

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Planning Reference No.	Brief description of proposal	Site location	Replied	Status
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 variations from the plans as approved.	Former Site Of 264 Alwoodley Lane Alwoodley	The Parish Council objected to this application	Current
18/03579/FU/NE	Two storey and single storey front, side and rear extension	17 Birkdale Drive Alwoodley	No comment	Approved
18/03687/FU/NE	Single storey side and rear extension	18 Primley Park Grove Alwoodley	No comment	Approved
18/03735/FU/NE	Conservatory to rear	16A The Quarry Alwoodley	No comment	Current
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
18/04567/FU/NE	3 x floodlights with poles and additional 3 floodlights to existing poles and replacement of existing floodlights to match	Alwoodley Community Association And Library 60 The Avenue Alwoodley	No comment	Approved
18/04806/FU/NE	Single storey rear extension with raised patio area	734 King Lane Moortown	No comment	Approved
18/04958/FU/NE	Alterations to previously approved Planning Application 13/04870/FU	6A Primley Park Avenue Alwoodley	It was agreed to ask for clarification from Leeds City Council's Planning Department	Approved
18/05166/FU/NE	Retrospective application for boundary wall and entrance gates	15 Sandmoor Avenue Alwoodley Leeds	No comment	Approved
18/04958/FU/NE	Alterations to previously approved Planning Application 13/04870/FU	6A Primley Park Avenue Alwoodley	See below	Approved
<p>This application was contentious. Permission was granted despite many objections from neighbours and the Parish Council due to the size and scale of the building. The applicant deemed it fit to increase the height of the building beyond the measurements approved by the planning permission, presumably with the expectation that it would be "noded through" on completion. This is the second instance of the flouting of planning conditions with increased height the Parish Council has come across recently and we feel it is time that a stand is taken to discourage others from, in effect, making a mockery of the planning regulations</p>				
18/05267/FU/NE	Front porch and two storey rear extension	17 Hawks Nest Gardens East Alwoodley	The Parish Council notes the comments of the objectors	Approved
18/05273/FU/NE	Variation of conditions 3 (external materials) and 5	37 The Fairway Alwoodley Leeds	The Parish Council notes that building	Approved

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Planning Reference No.	Brief description of proposal	Site location	Replied	Status
	(permitted development) of approval 18/01613/FU		work has already started and also notes the comments of the objectors	
18/05189/FU/NE	Single storey front extension; single storey rear extension	9 Sunningdale Drive Alwoodley	No comment	Current
18/05388/FU/NE	Single storey front, side, rear extension and dormer window to rear	25 Hillingdon Way Alwoodley	The Parish Council objects to this application on the grounds of the size of the application which will result in overdevelopment of the plot (increasing the house footprint by over 100%). We are also concerned about the impact of the length of the large brick wall on the neighbouring property	Approved
18/04511/FU/NE	Single storey rear extension	29 Primley Park Avenue Alwoodley	No comment	Current
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	Current
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	Current
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	Current
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	Current
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	Land At Stub House Farm, Harewood Estate Harrogate Road	See below	Current

Planning Reference No.	Brief description of proposal	Site location	Replied	Status
	operate outside of the restricted times	Harewood Leeds LS17 9LF		
<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. We therefore object to this proposal on the grounds of safety for motorists, cyclists and pedestrians.</p>				

2018/113 Planning Applications

Planning Reference No.	Brief description of proposal	Site Location	Comments
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
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
18/06254/FU/NE	Two storey rear extension	39 Primley Park Road, Alwoodley	No comment
18/06190/FU/NE	Single storey side and single storey rear extensions	17 Primley Park Crescent Alwoodley	No comment
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.

Planning Reference No.	Brief description of proposal	Site Location	Comments
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 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
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	<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.</p> <p>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.</p> <p>The fact that this has been allowed is a matter of great concern to local residents, the Parish Council and Ward Councillors.</p> <p>We feel that this is 'development by stealth'</p>

P2018/114 Plans Panel

It was agreed to request that the application for 15A The Valley be referred to the Plans Panel.

P2018/115 Correspondence

The Parish Council had received some correspondence about the planning application for 264 Alwoodley Lane from a member of the public in attendance at the meeting. Cllr Parker advised the resident that the Parish Council can submit comments about planning applications and the planning officers can choose not to accept the comments. The same is true for the Plans Panel.

Cllr Buckley advised the local resident that she had attended a meeting with the ward councillors where the status of the Parish Council's Neighbourhood Plan was discussed. A subsequent meeting is to be arranged with Ian Mackay from Leeds City Council's Planning Department to discuss the Neighbourhood Plan and how it can be implemented.

The local resident confirmed that he was happy with the discussion which had taken place and did not require a written response to his inquiry.

P2018/105 Date of the next meeting

It was agreed that the date of the next meeting is Monday 3rd December 2018 at 7.00 pm at the Alwoodley Community Hall.