



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 16th September 2026 at Greenacre Hall at 7.30pm

Lis Moore LLB MA FSLCC

AGENDA

1. *Public Participation (15 mins) Members of the Public are reminded that this is their opportunity to speak to the Meeting on any topic relevant to the work of the Council. However they may not speak during the remainder of the meeting unless specifically invited to do so by the Chairman.*
2. *To receive any apologies for absence submitted to the Clerk and consider the reasons for absence*
3. *To receive any declarations of any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-18 of the Members' Code of Conduct. Also to receive declarations of any other significant interests which the Member wishes to declare in the public interest, in accordance with paragraphs 19-20 of the Members' Code of Conduct.*

4. To approve the Minutes of the last Meeting.

5. To respond to planning application consultations requested by Leeds City Council

Description	Address	Reference	Action
<u>Removal of carport to side and construct part two storey, part single storey side/rear extension; new first floor window to rear and hip to gable end loft extension with dormer window to rear forming a new floor</u>	16 Benton Park Crescent Rawdon Leeds LS19 6NA	Ref. No: 26/04639/FU Received: Tue 18 Aug 2026 Validated: Fri 04 Sep 2026 Status: Pending Consideration	To Comment
<u>Part demolition of conservatory to the rear and part erection of single storey rear extension; Garage conversion to the side, replacing garage door with window to the front</u>	2 Markham Fold Markham Avenue Rawdon Leeds LS19 6QP	Ref. No: 26/04906/FU Received: Wed 02 Sep 2026 Validated: Wed 02 Sep 2026 Status: Pending Consideration	To Comment

6. To note decisions made by Leeds City Council

Description	Address	Reference	RPC Comment	LCC Decision
Deconstruction of existing boundary wall and rebuilding with a bridged section to accommodate tree growth	The Grove London Lane Rawdon Leeds LS19 6BR	Ref. No: 26/03285/FU Validated: Tue 21 Jul 2026 Status: Decided	The Parish Council supports this application as it preserves the protected tree and does not in its view harm the Little London Conservation Area	Refused - 1) The Local Planning Authority considers that the proposed partial demolition and reconstruction of the boundary wall with an aperture to accommodate tree growth would be supported in principle, however, the application as submitted lacks an appropriate amount of detail which would be needed to enable the LPA to make an informed decision. Further detail would be required regarding the proposed extent of demolition, the proposed method of demolition, specification of re-building materials, the proposed method of re-construction, the proposed method of protection of the tree, and the proposed storage/working areas which would prevent damage and compaction to the root protection area of the tree. Importantly, the application lacks information such as a BS5837 tree survey which would indicate the remaining life expectancy of the tree and thereby enable an assessment to be made regarding the adequacy of the size of the proposed aperture. Both the historic boundary wall and the mature Lime tree contribute equally positively to the street scene and to the special character and appearance of the Rawdon Little London Conservation Area and it is important that both are protected for the long term. In the absence of robust supporting information, it is considered that the proposal would be contrary to policies P10 and P11 of the Core Strategy, to saved policies GP5, N18A, N18B, and N20 of the Leeds UDPR, to guidance contained within the Rawdon Little London Conservation Area Appraisal and Management Plan, and to national decision-making policies DP3, N2 and HE6 of the National Planning Policy Framework.

7. *To note the response from Planning Enforcement to the Committee's further correspondence re the Vape Shop*
8. *To consider correspondence from a member of the public concerning Micklefield House*
9. *To receive information that members and officers would like to draw to the attention of the Committee*