



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 5th September 2018 in Greenacre Hall at 7.45pm

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 accept any apologies 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 receive information arising from the Minutes of the previous meeting that is not specified elsewhere on the agenda.*

6. *To comment on planning applications sent by Leeds City Council*

Description	Address	Reference	Action	Highways	Conservation	Ward Councillor
3.750m conservatory to rear, 3.250m to ridge height and 2.300m to eaves	104 Harrogate Road Rawdon Leeds LS19 6ND	18/05340/DHH	To Note			
Certificate of Proposed Lawful Development for a single storey extension to rear	6 The Chase Rawdon Leeds LS19 6DQ	18/05202/CLP	To Note			
Two storey and single storey side/rear extension	24A Second Avenue Rawdon Leeds LS19 6NH	18/05178/FU	To Comment			
Certificate of Existing Lawful Development for Use of a Garage as a private rented dwelling.	Annexe Woodlands Farm Woodlands Drive Rawdon Leeds LS19 6JX	18/05093/CLE	To Note			
Erection of boundary fence and gate	Fulford Grange Micklefield Lane Rawdon Leeds LS19 6BA	18/05024/FU	To Comment			
Alterations and extension to dwelling house including raising roof height to form new second floor.	Sapphire Crest High Close Rawdon Leeds LS19 6HF	18/04848/FU	To Comment			
Alterations including conversion of basement to habitable rooms; dormer window to front; porch to front; raised height of existing patio with new railings to existing juliet balcony	33 Larkfield Drive Rawdon Leeds LS19 6EL	18/04819/FU	To Comment			
One illuminated sign and four non-illuminated signs	Realtex House 2 Leeds Road Rawdon Leeds LS19 6AX	18/04748/ADV	To Note			
Relocation of timber cabin to be used as office	Fulford Grange Micklefield Lane Rawdon Leeds LS19 6BA	18/04767/FU	To Comment			
First floor side extension above existing garage and alterations to driveway to front	34 Layton Lane Rawdon Leeds LS19 6RG	18/04763/FU	To Comment			
Loft conversion with dormer windows to side and rear	Underwood House Underwood Drive Rawdon Leeds LS19 6LA	18/04682/FU	To Comment			
Conversion of garage to habitable room	30 Batter Lane Rawdon Leeds LS19 6EU	18/04478/FU	To Comment			
Single storey side/rear extension; gable roof extension to side; dormer window to rear	Ainleys Apperley Lane Rawdon Leeds LS19 6DA	18/04146/FU	To Comment			

7. To note planning decisions by Leeds City Council.

Description	Address	Reference	RPC Comment	LCC Decision Notes	LCC Decision
6m single storey rear extension, 4m to ridge height and 3m to eaves	1 New York Cottages New York Lane Rawdon Leeds LS19 6JH	18/04040/DHH	The Parish Council neither supports nor objects to this Application	not required	Decided
Certificate of Proposed Lawful Development for a single storey rear extension	22 Lakeside View Rawdon Leeds LS19 6RN	Ref. No: 18/04254/CLP Status: Decided	Noted		Approved
Outline application for single dwelling	Robin Hill Billing Drive Rawdon Leeds LS19 6QR	Ref. No: 18/03136/OT Status: Decided	Objection - the proposal would create overdevelopment of the site with a significant impact on the street scene. The Parish Council further notes that the documentation submitted does not show the recent extensions in full.	The Local Planning Authority considers that the proposed development would be harmful to the established pattern of development and the character of the area and, given its scale and location, would appear visually intrusive and incongruous. As such the proposal is contrary to Policies H2, P10 and P12 of Leeds Core Strategy, to policy GP5 of the Leeds Unitary Development Plan (Review 2006), to the guidance contained within Leeds City Council's Neighbourhoods for Living Supplementary Planning Guidance, and to the policies and guidance set out in the National Planning Policy Framework.	Refused

Consent, agreement or approval required by conditions 4 and 5 of Planning Application 17/03759/LI	Layton Ghyll Layton Road Rawdon Leeds LS19 6QT	Ref. No: 18/02020/COND Status: Decided	Noted	Written consent, agreement or approval required by the conditions detailed above has only been granted for some of the conditions listed below. You will need to submit a new application with appropriate details for those conditions which are not discharged. Condition 4 The proposed roofing materials received 26.3..2018 are considered appropriate and providing the works are carried out in line with these approved details then condition 4 is discharged. Condition 5 The proposed windows and doors information relating to the rear/side extension received 18.5.2018 and 1.6.2018. and the internal door details received 6.7.2018 are considered acceptable providing the works are carried out in line with the approved details. However the condition requires details of all windows and doors in order to be discharged. Given the single storey extension to the west elevation will be constructed at a later date these details will be submitted through a separate condition discharge application. As such the condition cannot be fully discharged at this time.	Split decision
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8. *To receive a report of the data from the SID units*
9. *To receive information that members and the Clerk would like to draw to the attention of the Committee.*