



TO THE MEMBERS OF RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 14th June 2017 Greenacre Hall at 7.45pm

A handwritten signature in blue ink, appearing to read 'Lis Moore', with a horizontal line underneath.

Lis Moore LLB MA FILCM

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 | Ref | Action |
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| Single storey side/rear extension incorporating open covered area to rear and open porch to front | Brendene Layton Avenue Rawdon Leeds LS19 6QQ | Ref. No: 17/02545/FU | To comment |
| Single Storey Extension to Rear and Raised Deck to Rear | Westerfield Rawdon Hall Drive Rawdon Leeds LS19 6HD | Ref. No: 17/02771/FU | To comment |
| Single storey rear extension, first floor side extension and dormer window to rear | 24 Markham Crescent Rawdon Leeds LS19 6NG | Ref. No: 17/03153/FU | To comment |
| Dormer windows to front and rear | 15 Town Street Rawdon Leeds LS19 6PU | Ref. No: 17/03501/FU | To comment |

7. To note planning decisions by Leeds City Council.

| Description | Address | Ref. | RPC Comment | LCC Decision |
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| Extension to existing carpark | Fulford Grange Micklefield Lane Rawdon Leeds LS19 6BA | Ref. No: 16/01305/FU | Rawdon Parish Council does not object to this application however the Parish Council would like conditions attaching to the approval, if given, that ensure that the development is sympathetic to its surroundings and that the land must revert to its current state and use should the parking be no longer required. | Refused The Local Planning Authority considers that the proposed car park constitutes inappropriate development within the Green Belt as it would be harmful to openness and the purposes and objectives of the Green Belt designation. In the absence of the necessary very special circumstances the proposal would be contrary to policies policies N32 and N33 of the adopted Unitary Development Plan (review 2006), and national policy guidance set out in the National Planning Policy Framework. |
| Single storey extension to offices | Fulford Grange Micklefield Lane Rawdon Leeds LS19 6BA | Ref. No: 16/01475/FU | The Parish Council neither supports nor objects to this application | Approved |

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| Detached timber cabin for use as office | Fulford Grange Micklefield Lane Rawdon Leeds LS19 6BA | Ref. No: 16/01969/FU | Objection this is located in the Littlemoor Conservation Area and greenbelt and would be in appropriate development | Refused The Local Planning Authority considers that the timber cabin constitutes inappropriate development within the Green Belt as it would be harmful to openness and the purposes and objectives of the Green Belt designation. In the absence of the necessary very special circumstances the proposal would be contrary to policies policies N32 and N33 of the adopted Unitary Development Plan (review 2006), and national policy guidance set out in the National Planning Policy Framework. |
| One detached dwelling | Land At Low Hall Road Horsforth Leeds | Ref. No: 17/00096/FU | The Parish Council neither supports nor objects to this application | Approved |
| Demolition of existing garage and retrospective application for single storey rear extension | Wood Lawn House The Spinney Rawdon Leeds LS19 6LH | Ref. No: 17/01030/FU | The Parish Council neither supports nor objects to this application. Materials must be in keeping with the Conservation Area | Approved |

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| Demolish existing side extension and existing porch; construct new single storey side extension; porch to front and two storey rear extension | 14 Micklefield Lane Rawdon Leeds LS19 6AZ | Ref. No: 17/01339/FU | Objection. This application would represent intrusive development of the site, affecting the setting of the Conservation Area. Should consent be given then materials must be in keeping with the Conservation Area | Approved |
| Single storey rear extension | The Poplars Woodlands Drive Rawdon Leeds LS19 6JX | Ref. No: 17/01540/FU | The Parish Council neither supports nor objects to this application. Materials must be in keeping with the Conservation Area | Approved |
| Two storey and single storey side and rear extension | 11 Southlands Avenue Rawdon Leeds LS19 6JN | Ref. No: 17/01559/FU | The Parish Council neither supports nor objects to this application | Withdrawn |
| First floor and single storey side extension with juliet balcony to front; two dormer windows to front and two roof lights to rear | The Hollies Woodlands Drive Rawdon Leeds BD10 ONX | Ref. No: 17/01665/FU | The Parish Council neither supports nor objects to this application. If approved all materials used should be consistent with the Conservation Area criteria. | Approved |
| Dormer window to rear; two roof lights and first floor window to front | 21 North Street Rawdon Leeds LS19 6JE | Ref. No: 17/01777/FU | Objection the Parish Council feels that this would constitute inappropriate development in the Conservation Area. The visualisation provided in the application clearly demonstrates that the proposals will not preserve the integrity of the Conservation Area and will adversely impact on the roofline. | Refused The proposed dormer would, by reason of its scale, design and location, result in an overly dominant and incongruous addition that would fail to respect the character and appearance of the existing property and that of the terrace in which it is located. As such it would be harmful to the visual amenity of the locality and would fail to |

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| | | | | preserve the character and appearance of a designated Conservation Area , contrary to policies P10 and P11 of Leeds Core Strategy, to saved policies GP5, BD6 and N19 of Leeds Unitary Development Plan (Review) 2006, to policy HDG1 of the Householder Design Guide Supplementary Planning Document, to the aims of the Rawdon Little Moor Conservation Area Appraisal and Management Plan and to the advice set out in the National Planning Policy Framework. |
| Alterations involving second floor extension and conversion new door opening at ground floor to offices and business studios | Cross Park House Low Green Rawdon Leeds LS19 6HB | Ref. No: 17/01941/FU | The Parish Council neither supports nor objects to this application | Approved |
| Single storey extension and porch to side | 2 Woodleigh Hall View Knott Lane Rawdon Leeds LS19 6HL | Ref. No: 17/02364/FU | The Parish Council neither supports nor objects to this application. If approved all materials used should be consistent with the Conservation Area criteria. | Approved |
| Single storey front extension and alterations to window detailing to rear | 1 Markham Croft Rawdon Leeds LS19 6NR | Ref. No: 17/02402/FU | The Parish Council neither supports nor objects to this application | Approved |

8. *To consider the response to the Community Governance Review Consultation.*
9. *To approve urgent payments on behalf of Council.*
10. *To receive information that members and the Clerk would like to draw to the attention of the Committee.*