



**TO THE MEMBERS OF RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE**

**You are summoned to attend a meeting** to be held on Wednesday 1<sup>st</sup> November 2017 Greenacre Hall at 7.45pm

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.*

Signed..... Date.....

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        | Conservation | Highways | Ward Cllr |
|---|---|-------------------------|---------------|--------------|----------|-----------|
| <a href="#">Alterations including single storey side/rear extension with balcony above and decking area to rear; conversion of existing garage to habitable room; single storey detached garage with garden store under</a> | 2 Highfield Drive<br>Rawdon Leeds LS19<br>6EY       | Ref. No:<br>17/06121/FU | To<br>Comment |              |          |           |
| <a href="#">First floor extension to side; roof extension to side with inset dormer windows to rear</a>   | 62 Layton Lane<br>Rawdon Leeds LS19<br>6RD          | Ref. No:<br>17/06513/FU | To<br>Comment |              |          |           |
| <a href="#">Retrospective application for raised decking to rear</a>  | Conifers 2 Layton<br>Drive Rawdon Leeds<br>LS19 6QY | Ref. No:<br>17/06544/FU | To<br>Comment |              |          |           |

Signed..... Date.....

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|---|--|-----------------------|--|--|--|--|
| <a href="#">Certificate of Proposed Lawful Development for an extension to Gable and Dormer window to the rear</a>                      | Llanfair 35 Emmott Drive Rawdon Leeds LS19 6RE | Ref. No: 17/06795/CLP | To Note  |  |  |  |
| <a href="#">Hip to cable extension and detached garage to rear</a>  | 8 Benton Park Road Rawdon Leeds LS19 6LY       | Ref. No: 17/06956/FU  | To Comment   |  |  |  |
| <a href="#">First floor extension to existing bungalow to form house with single storey side/rear extension; raised terrace to rear</a> | Bungalow Airedale View Rawdon Leeds LS19 6QF   | Ref. No: 17/06976/FU  | To Comment - please note this is a new application |  |  |  |

7. *To note planning decisions by Leeds City Council.*

| Description  | Address                                  | Ref                  | RPC Comment  | LCC Decision |
|--|--|----------------------|--|--------------|
| <a href="#">Alterations involving two storey and single storey rear extension and single storey side extension</a> | Layton Ghyll Layton Road Rawdon LS19 6QT | Ref. No: 17/03754/FU | Rawdon Parish Council neither supports nor objects to this application | Approved     |

Signed..... Date.....

|  |   |                                 |  |  |
|--|---|---------------------------------|--|--|
| <p><a href="#">Construction of a new Angling Academy club house including car parking spaces, landscaping and associated works</a></p> | <p>Billing Dam Billing View<br/>Rawdon Leeds LS19 6PR</p> | <p>Ref. No:<br/>17/04861/FU</p> | <p>Objection The Parish Council notes that this application appears identical to the previously refused application Ref. No: 17/00839/FU and does not see any evidence that the applicant has addressed any of the valid reasons for refusal given. The Parish Council continues to believe that this is inappropriate development in the greenbelt for which no exceptional circumstances exist that warrant the development in the greenbelt. The Parish Council has gathered substantial evidence through its Neighbourhood Plan process to confirm that this development would be unacceptable to residents.</p> | <p>Refused Planning permission refused in accordance with the plans and specifications for the reason(s) set out below:1) The Local Planning Authority considers that the proposed club house is excessive in size and does not represent appropriate or essential facilities for outdoor recreation. The proposal is therefore considered to represent inappropriate development in the Green Belt, for which very special circumstances have not been demonstrated which would outweigh the harm caused to the Green Belt. The proposal would therefore cause harm to the openness, character and appearance of the Green Belt, as well as the purposes of including land within it. The proposal is therefore contrary to policies SP1, SP10, P10 and P12 of the adopted Core Strategy, as well as to saved policies GP5, N32, N33, GB19, GB20, BD2 and BD5 of the Leeds UDP, as well as to guidance contained within paragraphs 56, 58, 64, 70, 87, 88 and 89 of the National Planning Policy Framework. 2) The Local Planning Authority considers that the proposed building and retaining structure, due to their size, design and use of materials, would be visually intrusive and harmful to their rural setting. The proposal is therefore contrary to policy P10 of the adopted Core Strategy, to saved polices GP5, BD2 and BD5 of the Leeds UDP, and to guidance contained within paragraphs 56, 58 and 64 of the National Planning Policy Framework.</p> |
|--|---|---------------------------------|--|--|

Signed.....

Date.....

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|--|--|-------------------------|--|----------|
| <a href="#">Single storey extension including raised decking area with glass balustrade above to rear</a>  | Tarn Grange 31 Larkfield Road Rawdon Leeds LS19 6EQ      | Ref. No:<br>17/05371/FU | Rawdon Parish Council neither supports nor objects to this application | Approved |
| <a href="#">Removal of shelter, addition of new pergola, new external bin store area, alterations to car parking and new external entrance lobby/porch to rear</a> | Stone Trough Inn 66 Harrogate Road Rawdon Leeds LS19 6LP | Ref. No:<br>17/05484/FU | Rawdon Parish Council neither supports nor objects to this application | Approved |

8. *To receive information that members and the Clerk would like to draw to the attention of the Committee.*

Signed.....

Date.....