



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 3rd July 2019 in 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 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
Two storey side extension incorporating dormer window to rear and roof lights to front; boundary wall, outbuilding and alterations to existing bay window to form new access door with steps and hand rail above to front	63 Greenacre Park Rawdon Leeds LS19 6AR	Ref. No: 19/02204/FU Status: Current	To comment
Ground floor side and rear extension and first floor side extension	22 Layton Park Close Rawdon Leeds LS19 6PJ	Ref. No: 19/03129/FU Status: Current	To comment
Conversion of farm complex to 6 dwellings	Acacia Farm Woodlands Drive Rawdon Leeds BD10 0PT	Ref. No: 19/03574/FU Status: Current	To comment
Part demolition and conversion of agricultural buildings to a single dwelling house	Woodlands Farm Woodlands Drive Rawdon Leeds LS19 6JX	Ref. No: 19/03607/FU Status: Current	To comment
Single storey side extension; dormer windows to front and roof light to rear	Westfield Cottage Apperley Lane Rawdon Leeds LS19 6BY	Ref. No: 19/03696/FU Status: Current	To comment

Two storey side extension and single storey front extension	46 Markham Avenue Rawdon Leeds LS19 6NF	Ref. No: 19/03798/FU Status: Current	To comment
Alterations including detached garage with terrace wall and balustrade to rear, steps with handrail leading up to patio area to rear	Daisy Hill Cliffe Drive Rawdon Leeds LS19 6LL	Ref. No: 19/03839/FU Status: Current	To comment
Certificate of Proposed Lawful Development for a Dormer window to rear; Rooflight to front	3 New York Cottages New York Lane Rawdon Leeds LS19 6JH	Ref. No: 19/03409/CLP Status: Current	To note
Certificate of Proposed Lawful Development for an extension to the Gable and Dormer window to the rear	53 New Road Side Rawdon Leeds LS19 6DD	Ref. No: 19/03410/CLP Status: Current	To note
Certificate of Proposed Lawful Development for a single storey side extension	Glenhaven 71 Leeds Road Rawdon Leeds LS19 6NT	Ref. No: 19/03693/CLP Status: Current	To note

7. To note planning decisions by Leeds City Council.

Description	Address	Reference	RPC Comment	LCC Decision
Alterations involving extension to abattoir	Low Green Farm 40 Leeds Road Rawdon LS19 6NU	Ref. No: 19/01771/FU Status: Decided	The Parish Council objects to this application as it represents overdevelopment of the greenbelt through the cumulative impact of applications by this business. The PC cannot identify any exceptional circumstances that justify this development in the greenbelt	Refused The proposed development lies within the defined Green Belt, where there is a presumption against development. The development would have a significant impact on the openness of this Green Belt location, due to its location and size causing harm to its character and appearance, contrary to paragraph 145 of the National Planning Policy Framework. The applicant has not demonstrated any significant special circumstances to allow an exception to be made in Green Belt policy, which would outweigh the harm caused to the character and openness of this Green Belt location. The proposal is therefore contrary to policy N33 of the adopted development plan and the guidance within the National Planning Policy Framework 2018.
Two storey part first floor side extension; single storey front side and rear extension; balcony to rear; raised	26 Carr Lane Rawdon Leeds LS19 6PF	Ref. No: 19/02025/FU Status: Decided	The Parish Council neither supports nor objects to this application. The Parish Council is concerned that there is a loss of off street parking and the location of the bin storage is unclear	Approved

patio area to rear				
First floor rear extension	Hill Top Layton Avenue Rawdon Leeds LS19 6QQ	Ref. No: 19/02063/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Change of use of ground floor from retail (A1) to drinking establishment (A4) and erection of smoking shelter	12 Harrogate Road Rawdon Leeds LS19 6HJ	Ref. No: 19/02485/FU Status: Decided	Objection The Parish Council believes in its current form the application is unclear as to the impact of the change of use on neighbouring residential properties. Specifically the Parish Council is concerned that the proposed smoking shelter does not comply with the requirements of the Smoke -free (Premises and Enforcement) Regulations 2006 that require a smoking shelter to enclose no more than 50% of the shelter. The Parish Council believes that the proposed location of the shelter provides a significant risk of noise nuisance and air pollution which will adversely affect the adjacent residential property. The Parish Council shares Highways Officers' concerns that the plans do not provide sufficient detail to assess the impact on parking and bin storage despite preapplication consultation. The Parish Council is mindful that this property will be subject to licensing objectives and can see little evidence that those requirements are being addressed ahead of the substantive licensing application.	Refused - The Local Planning Authority considers that, by reason of the level of vehicular and pedestrian movements, noise and the congregation of customers in close proximity to surrounding residential properties that the proposal will generate, the change of use to an A4 Bar will result in an adverse impact on the amenity of nearby residents. As such the proposed development is contrary to policy GP5 of the Leeds Unitary Development Plan Review (2006).

8. *To consider the preliminary traffic survey questions provided by Cllr Buxton*
9. *To consider indicative costings for the Jubilee Hall Carpark Project*
10. *To consider Cllr Gilmore's proposals concerning the rail link to the Airport*
11. *To receive information that members and the Clerk would like to draw to the attention of the Committee.*