



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 5th February 2020 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
New detached dwelling with parking and associated works	Land To The Side Of 12 Billingwood Drive Rawdon Leeds LS19 6PZ	Ref. No: 19/07843/FU Status: Current	To Comment
Two storey side extension and raised patio area to rear	Robin Hill Billing Drive Rawdon Leeds LS19 6QR	Ref. No: 20/00093/FU Status: Current	To Comment
Two storey side part single storey rear extension; juliet balcony and balsutrade to rear; raised platform to rear	16 Knott Lane Rawdon Leeds LS19 6JW	Ref. No: 20/00132/FU Status: Current	To Comment
Retrospective application for new gates	Russell Cottage London Lane Rawdon Leeds LS19 6BR	Ref. No: 20/00173/FU Status: Current	To Comment
First floor rear extension; Two first floor terrace areas to side above existing single storeys; alterations and insertion of windows and doors; part conversion of existing integral garage to utility room	Briaden Bungalow Underwood Drive Rawdon Leeds LS19 6LA	Ref. No: 20/00210/FU Status: Current	To Comment
Certificate of Proposed Lawful Development for a single storey rear extension	2 Carr Close Rawdon Leeds LS19 6PE	Ref. No: 20/00313/CLP Status: Current	To Note

7. To note planning decisions by Leeds City Council.

Description	Address	Reference	RPC Comment	LCC Decision
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: Decided	The Parish Council objects to this application as it is not in character with the conservation area due to its modern design and materials. The Parish Council believes that if the agricultural building is no longer required then it should be demolished and the site returned to previous use in accordance with the 2007 planning permission.	Approved

<p>Alterations involving laying out of parking to front, two storey side extension, single storey extension and raised patio with steps to rear</p>	<p>7 Southlands Avenue Rawdon Leeds LS19 6JN</p>	<p>Ref. No: 19/05308/FU Status: Decided</p>	<p>The Parish Council neither supports nor objects to this application</p>	<p>Refused - The Local Planning Authority considers that the proposed development would, by reason of its scale, proportions, design, materials and prominent location result in a visually dominant and incongruous feature that would fail to respect character and appearance of the existing dwelling and would detract from the established character and appearance of the locality. As such the proposal is contrary to policies P10 and P12 of Leeds Core Strategy, to policies GP5 and BD6 of Leeds Unitary Development Plan (Review) 2006, to policy HDG1 of the Householder Design Guide Supplementary Planning Document (and to the guidance contained within it) and to the policy and guidance set out in the National Planning Policy Framework.</p>
<p>Change of use of Sunday school building (D1) to offices (B1(a))</p>	<p>The Old Schoolhouse Trinity Church New Road Side Rawdon Leeds LS19 6HN</p>	<p>Ref. No: 19/05859/FU Status: Decided</p>	<p>The Parish Council seeks an extension to comment once Highways have provided views as the Parish Council would like to be certain that the arrangements for parking are appropriate.</p>	<p>Approved</p>

Part two storey, part single storey side extension	42 Harrogate Road Rawdon Leeds LS19 6LP	Ref. No: 19/06770/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Two storey extension to side, single storey extension to rear, rooflights to rear and side; change of use of mistal, stable and garage to habitable accommodation with new floor to mistal. Glass atrium to main roof.	Mount Farm Town Street Rawdon Leeds LS19 6QJ	Ref. No: 19/06864/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Detached garage to rear	Fairholme Woodlands Drive Rawdon Leeds BD10 0PP	Ref. No: 19/06936/FU Status: Decided	The Parish Council neither supports nor objects to this application as long as the materials are in keeping with the conservation area setting.	Approved

Two storey and single storey side extension and single storey rear extension	11 Batter Lane Rawdon Leeds LS19 6EU	Ref. No: 19/06985/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Two storey side extension incorporating integral garage	19 Henley Close Rawdon Leeds LS19 6QB	Ref. No: 19/07053/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Single storey rear extension	St Brelades 33 Emmott Drive Rawdon Leeds LS19 6RE	Ref. No: 19/07081/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Demolition of garage; single storey side extension	27 Greenacre Park Rise Rawdon Leeds LS19 6RU	Ref. No: 19/07186/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Certificate of Proposed Lawful Development for single storey side and rear extension	27 Hill Crescent Rawdon Leeds LS19 6NQ	Ref. No: 19/07235/CLP Status: Decided	Noted	Approved

Certificate of Proposed Lawful Development for a single storey extension to rear	1 Princess Street Rawdon Leeds LS19 6BS	Ref. No: 19/07333/CLP Status: Decided	Noted	Approved
Two storey, single storey and three storey side and rear extension	41 Harrogate Road Rawdon Leeds LS19 6NB	Ref. No: 19/07440/FU Status: Decided	The Parish Council neither supports nor objects to this application	<p>Refused The Local Planning Authority considers that, by reason of its inappropriate position, scale and design the proposed extension will result in an incongruous form of development which will have an adverse impact on the character and appearance of the existing dwelling, site and streetscene. As such, the development is contrary to Policies P10 of the Core Strategy, Policies GP5, BD6 of the Unitary Development Plan Review (2006), policy HDG1 of the Householder Design Guide SPD.</p> <p>2) The Local Planning Authority consider that the proposed extension would, by virtue of its massing in close proximity to the common boundary, outdoor amenity space and rear facing habitable room windows with No 21 Benton Park Drive and the outdoor amenity space of No 39 Harrogate Road would result in an oppressive and overbearing structure which would unreasonably dominate and overlook these sites. As such the development would have a significant detrimental impact on the residential amenity of the occupants of these neighbouring sites. As such, the development is contrary to Policy P10 of the Core Strategy, saved policy Policy GP5 of the Leeds Unitary Development Plan Review (2006), policy HDG2 of the Householder Design Guide SPD.</p>

8. *To make payments on behalf of Full Council.*
9. *To receive information that members and the Clerk would like to draw to the attention of the Committee.*