



TO THE MEMBERS OF RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 6th September 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	Conservation	Highways	Ward Cllr
Single storey extension including raised decking area with glass balustrade above to rear	Tarn Grange 31 Larkfield Road Rawdon Leeds LS19 6EQ	17/05371/FU	To comment			

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

Description	Address	Ref	RPC Comment	LCC Decision
Dormer to rear; rooflights to front	15 Town Street Rawdon Leeds LS19 6PU	Ref. No: 17/03501/FU Status: Decided	The Parish Council neither supports nor objects to this application	Permitted Development

First floor extension to existing bungalow to form house with single storey side/rear extension; raised terrace to side and rear	Bungalow Airedale View Rawdon Leeds LS19 6QF	Ref. No: 17/03542/FU Status: Decided	Rawdon Parish Council notes that there are a number of neighbour objections to this application and request that due consideration is given to these.	<p>1) The Local Planning Authority considers that the proposed extension by reason of its excessive scale, sharp roof pitch, removal of an existing gable and changes to the fenestration will not respect the scale, form and detailing of the original dwelling to the significant detriment of the character and appearance of the property. The proposal is therefore contrary to policies GP5 and BD6 of Leeds Unitary Development Plan (Review) 2006, policy P10 of the Core Strategy, Policy HDG1 of the Householder Design Guide. 2) The Local Planning Authority consider that proposal by virtue of its overall size overwhelms the plot bringing the built form closer to the shared boundaries, dramatically reduces the overall private amenity space that is available and would subsequently require a larger garden area to cater for the increase in the size of the dwelling. As such the proposed extensions would amount to overdevelopment of this modest site. Therefore, the development is contrary to the aims and intentions of Saved policies GP5 and BD6 of the UDP, policy P10 of the Core Strategy, policy HDG1 of the Householder Design Guide and guidance within Neighbourhoods for Living and the National Planning Policy Framework. Supplementary Planning Document and the guidance contained in the National Planning Policy Framework. 3) The Local Planning Authority considers that, by reason of the close proximity of the windows to the shared boundary, the proposed extension will result in an unacceptable level of overlooking of neighbouring property to the east and south of the host detrimental to the privacy of the occupants. As such, the proposed development is contrary Policies GP5 of the Leeds UDPR (2006) and HDG2 of the Householder Design Guide.</p>
New porch to front	1 Cleeve Hill Rawdon Leeds LS19 6RX	Ref. No: 17/03651/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved

Part single part two storey front side and rear extension with juliet balcony to rear.	32 Hill Crescent Rawdon Leeds LS19 6NQ	Ref. No: 17/03830/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Two storey extension with open canopy to rear	33 Batter Lane Rawdon Leeds LS19 6EU	Ref. No: 17/03978/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Certificate of proposed lawful development for single storey side extension	6 Emmott Drive Rawdon Leeds LS19 6PG	Ref. No: 17/03991/CLP Status: Decided	Noted	Approved
Certificate of proposed lawful development for single storey extensions to both sides; new door and canopy to south elevation	2 Layton Mount Rawdon Leeds LS19 6PQ	Ref. No: 17/04100/CLP Status: Decided	Noted	Refused - The Local Planning Authority considers that the proposed development described in the First Schedule in respect of the land and/or buildings specified in the Second Schedule would not constitute permitted development, as the proposed details indicate the proposed extension would project beyond the rear wall of the original dwelling in excess of four metres and would have a total height in excess of four metres.
Single storey side extension	15 Markham Avenue Rawdon Leeds LS19 6NE	Ref. No: 17/04105/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved

8. *To consider a request from a resident concerning footpaths.*
9. *To receive information that members and the Clerk would like to draw to the attention of the Committee.*