



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 2nd February 2022 at 7.30pm at Greenacre Hall

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 receive any apologies for absence submitted to the Clerk and consider the reasons 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.*

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6. *To comment on planning applications sent by Leeds City Council*

Description	Address	Reference	Action
Two storey side extension	11C Carr Lane Rawdon Leeds LS19 6PD	Ref. No: 22/00208/FU Status: Current	To Comment
Single storey rear extension.	4 London Lane Rawdon Leeds LS19 6BR	Ref. No: 22/00270/FU Status: Current	To Comment
Part two storey part single storey extension, with rooflight, to side	30 Layton Lane Rawdon Leeds LS19 6RG	Ref. No: 22/00319/FU Status: Current	To Comment

7. To note decisions made by Leeds City Council

Description	Address	Reference	RPC Comment	LCC Decision
Change of use and alterations of former council building to form eight flats with parking	Micklefield House New Road Side Rawdon Leeds LS19 6DF	Ref. No: 20/01306/FU Status: Decided	<p>The Parish Council has considered the revised documentation and does not feel that the design led approach outlined by the applicant will result in an appropriate contribution to the Conservation Area in which Micklefield House is situated. The Parish Council's previous comments are set out below and continue to represent its position on the proposals Rawdon Parish Council continues to object to this application. The application proposes significant change to the listed building. Specifically the addition of a first floor extension above the existing modern extension. The nature and location of the proposed first floor extension are significantly detrimental to the nature of the listed building. The location of the proposed first floor extension would dominate the view of the building from Micklefield Park and as such it would not only be detrimental to the listed building itself but also to the Conservation Area in which it is situated. Micklefield house is included in "Appendix 2 - Built Heritage in Rawdon" of the emerging Neighbourhood Plan and, as a listed building, forms part of the historic assets and features which contribute towards the special nature of the civil parish of Rawdon. The emerging Rawdon</p>	Approved

Neighbourhood Plan states (Draft Policy R6) "All new development should be sited and designed to protect and enhance those historic assets and features which contribute towards the special nature of the civil parish of Rawdon" The proposed extension is incompatible with this policy. The emerging Neighbourhood Plan is at an advanced stage and would be approaching referendum where it not for the COVID-19 restrictions. Regardless of the status of the emerging Neighbourhood Plan, the comments regarding the negative impact of the proposals remain valid in their own right However as outlined previously the emerging neighbourhood plan adds significant weight to them. The Parish Council would also wish to see the vandalised stained glass windows, which are part of the character of the listed building, restored. The Parish Council notes the comments from Highways concerning the need for the parking provision to comply with the new requirements for EVCPs and sizing of parking spaces. This is supported by the Parish Council. The Parish Council supports the principle of re-using this building however for the above reasons the original and revised proposals as presented cannot be supported.

Two storey part single story side/rear extension	10 Harrogate Road Rawdon Leeds LS19 6HJ	Ref. No: 21/08595/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Part single storey part two storey rear extension	3 New Road Side Rawdon Leeds LS19 6DD	Ref. No: 21/09090/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Single storey rear extension	41 New Road Side Rawdon Leeds LS19 6DD	Ref. No: 21/09301/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Single storey rear extension and alterations to existing rear extension	50 Layton Park Drive Rawdon Leeds LS19 6PH	Ref. No: 21/09476/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved

Retrospective application for one illuminated fascia sign	20 - 22 Harrogate Road Rawdon Leeds LS19 6HJ	Ref. No: 21/09601/ADV Status: Decided	Objection The Parish Council believes that the signage should not exceed the size of the previously approved signage. Illumination should be no greater than that previously approved, comply with environmental health guidance and only be illuminated during approved trading hours. This is to protect the amenity of neighbouring local residents	Refused The proposed advertisement due to its size, design and means of illumination would create an unsympathetic and overly dominant feature within the street scene, which would adversely affect the appearance of the host building, the visual amenities of the surrounding area and the special character of Rawdon - Littlemoor Conservation Area. The proposed advertisement is therefore considered contrary to guidance in Leeds Core Strategy Policy P10, P11, Saved Policies BD8, BD9 and GP5 of the Unitary Development Plan Review, and Supplementary Planning Document - Advertising Design Guide (2006) The proposal is also contrary to advice within the National Planning Policy Framework (2021)
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8. *To receive information that members and the Clerk would like to draw to the attention of the Committee.*