



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 17th May 2023 after Full Council 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.*

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

Description	Address	Reference	Action
Alterations including demolition of existing rear garden room; construction of first floor extension over existing porch; part two storey, part single storey rear extension; single storey side extension; dormer to rear	11 Peasehill Close Rawdon Leeds LS19 6EF	Ref. No: 23/01825/FU Validated: Tue 04 Apr 2023 Status: Current	To Comment
First floor side extension; Single storey rear extension	23 Larkfield Drive Rawdon Leeds LS19 6EL	Ref. No: 23/01895/FU Validated: Tue 04 Apr 2023 Status: Current	To Comment
Certificate of Proposed Lawful Development for porch	9 Greenhills Rawdon Leeds LS19 6NP	Ref. No: 23/02039/CLP Validated: Thu 30 Mar 2023 Status: Current	To Note
Alterations including removal of front canopy; two storey front extension incorporating single storey porch and garage; demolition of existing conservatory to rear; single storey rear extension with rooflights	Cartmel Billing Drive Rawdon Leeds LS19 6QR	Ref. No: 23/02105/FU Validated: Wed 12 Apr 2023 Status: Current	To Comment
Replacement single storey extension to rear	9 Layton Park Close Rawdon Leeds LS19 6PJ	Ref. No: 23/02223/FU Validated: Thu 27 Apr 2023 Status: Current	To Comment
Alterations including detached garden room to rear; glazed link extension to rear forming orangery	Dove Cottage Apperley Lane Rawdon LS19 6LN	Ref. No: 23/02515/FU Validated: Fri 28 Apr 2023 Status: Current	To Comment

First floor side extension	17 Layton Park Close Rawdon Leeds LS19 6PJ	Ref. No: 23/O2516/FU Validated: Mon 24 Apr 2023 Status: Current	To Comment
Certificate of Proposed Lawful Development for a single storey side extension; extension to gable, dormer window to the rear and rooflights to front	16 Knott Lane Rawdon Leeds LS19 6JW	Ref. No: 23/O2639/CLP Validated: Fri 05 May 2023 Status: Current	To Note
4.60m single storey rear extension, 2.95m to ridge height and 2.95m to eaves (flat roof)	16 Knott Lane Rawdon Leeds LS19 6JW	Ref. No: 23/O2650/DHH Validated: Tue 02 May 2023 Status: Current	To Note
change of use of existing dwelling from C3 dwelling to C2 residential institution	Selah 1 Rawdon Drive Rawdon Leeds LS19 6HG	Ref. No: 23/O2715/FU Validated: Wed 03 May 2023 Status: Current	To Comment

7. To note decisions made by Leeds City Council

Description	Address	Reference	RPC Comment	LCC Decision
<p>Change of use of agricultural buildings to form three new dwellings; Demolition of existing barn, cattle shed and outbuilding; Associated alterations including new windows and doors, new roof lights, single storey extensions and new flat roof to stables building, new timber cladding and balcony with stairs to lower barn, erection of new detached garage outbuildings and lambing shed, alterations to re-instate access</p>	<p>Acacia Farm Woodlands Drive Rawdon Leeds</p>	<p>Ref. No: 22/07732/FU Validated: Mon 05 Dec 2022 Status: Decided</p>	<p>Objection - this proposal is inappropriately dense development in the greenbelt. The emerging neighbourhood plan data evidences that residents value the agricultural use of the site and adjacent land. The Parish Council is aware that this is a working farm that manages the existing buildings and 42 acres of land positively. The Parish Council is further concerned about the potential highways safety issues that this development would create as</p>	<p>Refused - 1) The Local Planning Authority considers that the proposed development includes inappropriate development within the Green Belt and would, by reason of the prominent location and scale of the proposed extensions, result in a harmful intrusion into a sensitive open landscape causing significant harm to the openness and character and appearance of the Green Belt, as well as to the character and visual amenity of the rural landscape in general. In the absence of very special circumstances it is considered that there are no reasons to justify allowing such additional development within the Green Belt. As such the proposals are contrary to policies GP5, N33, N36, N37 and GB3 and GB4 of the saved Unitary Development Plan and with policies H2, P10 and P12 of the Core Strategy, as well as failing to comply with the guidance contained in the National Planning Policy Framework. 2) The Local Planning Authority considers that the proposed development would have a detrimental impact on the character of the listed buildings which in turn would have a negative impact on visual amenity, including the character and appearance of both the Conservation Area and Special Landscape Area. Given the location, form, scale and massing and design and detailing of the proposed extensions, the</p>

			<p>the only access is a narrow farm track.</p>	<p>nature of the demolition in respect of the lower barn, the loss of existing features and introduction of inappropriate features and detailing, and the overall lack of detail included in the submission, the proposals would have a serious impact on the character and historic integrity of the host property / group of buildings and would weaken the existing agricultural form and character and appearance of the complex, to the significant detriment of the heritage status of the site overall. As such the proposals are contrary to policies GP5, N15, N17, N19, N23, N24, N25, N36, N37 and N37A, with policies P10, P11 and P12 of the Core Strategy, as well as failing to comply with the guidance set out in the Cragg Wood Conservation Area Appraisal and Management Plan and the National Planning Policy Framework</p>
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<p>Demolition of existing detached garage and construction of single-storey detached garden annexe</p>	<p>Bridge House 3 Woodlands Drive Rawdon Leeds BD10 ONX</p>	<p>Ref. No: 23/00231/FU Validated: Wed 11 Jan 2023 Status: Decided</p>	<p>The Parish Council neither supports nor objects to this application</p>	<p>Approved</p>
<p>Alterations and extensions including part raised roof height and hip to gable roof extensions to allow conversion of loft to habitable rooms; part two storey part single storey side/rear extension; first floor balcony to rear; dormer window to rear; single storey side/front extension; two storey front entrance extension</p>	<p>20 Crow Trees Park Rawdon Leeds LS19 6HH</p>	<p>Ref. No: 23/00900/FU Validated: Mon 13 Feb 2023 Status: Decided</p>	<p>The Parish Council neither supports nor objects to this application</p>	<p>Refused - 1) The Local Planning Authority considers that the proposed development would, by reason of its scale, size, nature, and design result in a visually dominant and incongruous development which would harm both the visual appearance and character of both the host property and the wider street scene, detracting from the established character and appearance of the locality. The proposed dwellings lacks any form of cohesion and is of a significant mass which would appear unduly dominant. It is also likely to significantly affect existing protected trees and put undue pressure on their future retention. As such the proposal is contrary to policy P10 of Leeds Core Strategy, to policies GP5, BD6 and LD1 of Leeds Unitary Development Plan (Review) 2006, to policy HDG1 of the Town and Country Planning Act 1990 Householder Design Guide Supplementary Planning Document (and to the guidance contained within it) and to the guidance set out in the National Planning Policy Framework</p>

Alterations including two storey part single storey rear extension	Hazelwood Springwood Road Rawdon Leeds LS19 6BH	Ref. No: 23/01277/FU Validated: Tue 28 Feb 2023 Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Conversion of garage to habitable room; erection of detached garage to front	19 Gladstone Crescent Rawdon Leeds LS19 6HY	Ref. No: 23/01302/FU Validated: Wed 01 Mar 2023 Status: Decided	The Parish Council neither supports nor objects to this application	Approved
New community car parking and fencing	Land Adjacent Jubilee Hall Layton Avenue Rawdon Leeds	Ref. No: 23/01526/FU Validated: Mon 20 Mar 2023 Status: Decided	The Parish Council did not comment on this application	Withdrawn

Single storey extension to side and rear	Lyndon 83 Leeds Road Rawdon Leeds LS19 6NT	Ref. No: 23/01581/FU Validated: Fri 10 Mar 2023 Statu s: Decided	The Parish Council neither supports nor objects to this application	Approved
Certificate of Proposed Lawful Development for a single storey rear extension	9 Layton Park Close Rawdon Leeds LS19 6PJ	Ref. No: 23/01983/CL P Validated: Tue 28 Mar 2023 Statu s: Decided	Noted	Withdrawn



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8. *To consider the consultation on a new zebra crossing on Town Street*
9. *To receive information that members and the Clerk would like to draw to the attention of the Committee.*