



## RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

**You are summoned to attend a meeting** to be held on Wednesday 20<sup>th</sup> August 2025 at Greenacre Hall on the rising of Full Council

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 respond to planning application consultations sent by Leeds City Council – please note this list may be updated on the day of the meeting

| Description   | Address                                 | Reference  | Action |
|---|---|--|--------|
| <u>Part two storey, part single storey side extension and new first floor window to side</u>  | 18 Mill Square Horsforth Leeds LS18 4GJ | Ref. No:<br>25/02929/FU   Received: Thu 15 May 2025   Validated: Thu 17 Jul 2025   Status: Pending Consideration |        |
| <u>Conversion of garage to habitable accommodation; formation of opening to rear boundary</u> | 5 Grosvenor Mews Rawdon Leeds LS19 6SD  | Ref. No:<br>25/04260/FU   Received: Thu 17 Jul 2025   Validated: Thu 24 Jul 2025   Status: Pending Consideration |        |

|  |  |  |  |
|--|--|--|--|
| <p><u>Creation of new first and second floor levels to existing bungalow to form dwelling house, incorporating gable wall extensions to both sides; part two storey part single storey extension to front and side, incorporating a triple garage with rooflights to rear and three dormer windows to front, steps to lower ground floor ; new entrance door with feature glazing above; patio to rear with the steps and glass balustrade; new lower ground floor including new sunken patio to rear; demolition of existing conservatory; rooflights to front and rear</u></p> | <p>Tolcan 25 Peasehill Close<br/>Rawdon LS19 6EF</p>         | <p>Ref. No:<br/>25/04381/FU   Received: Wed 23 Jul 2025   Validated: Wed 23 Jul 2025   Status: Pending Consideration</p> |  |
| <p><u>First floor side extension; Single storey side extension with juliet balcony to front, two dormer windows to front and two roof lights to rear Renewal of previous application 20/06124/FU.</u></p>  | <p>The Hollies Woodlands Drive<br/>Rawdon Leeds BD10 0NX</p> | <p>Ref. No:<br/>25/04567/FU   Received: Thu 31 Jul 2025   Validated: Wed 06 Aug 2025   Status: Pending Consideration</p> |  |

|   |  |  |  |
|---|--|--|--|
| <u>Part two and single storey side/rear extension; addition of roof lights to front and a dormer with windows and juliet balcony to rear to form rooms in roof space; new hardstanding, regrading and alterations to boundary treatment to front to form widened driveway; new gate to side; associated landscaping</u> | 5 Crow Trees Park<br>Rawdon Leeds LS19 6HH | Ref. No:<br>25/04621/FU   Received:<br>Mon 04 Aug<br>2025   Validated: Thu 07<br>Aug 2025   Status: Pending<br>Consideration |  |
|---|--|--|--|

6. *To note decisions made by Leeds City Council*

| Description  | Address   | Reference  | RPC Comment   | LCC Decision |
|--|---|--|---|--------------|
| <u>Two storey infill extensions to both properties on the north elevation including two new roof lights to number 2 Summerseat</u>   | 2 And 3<br>Summerseat<br>Far Well Road<br>Rawdon<br>Leeds LS19<br>6QE | Ref. No:<br>25/02454/FU   Validated:<br>Thu 15 May 2025   Status:<br>Decided | The Parish Council has considered this application and neither supports nor objects to it | Approved     |
| <u>Two storey side extension; first floor rear extension; single storey rear extension; and new entrance door to front elevation</u> | 1 Larkfield<br>Drive Rawdon<br>Leeds LS19<br>6EL                      | Ref. No:<br>25/02788/FU   Validated:<br>Fri 16 May 2025   Status:<br>Decided | The Parish Council has considered this application and neither supports nor objects to it | Approved     |
| <u>Single storey rear and side extensions; raised patio to rear</u>  | 7 Southlands<br>Avenue<br>Rawdon<br>Leeds LS19<br>6JN                 | Ref. No:<br>25/03203/FU   Validated:<br>Thu 29 May 2025   Status:<br>Decided | The Parish Council has considered this application and neither supports nor objects to it | Approved     |

|  |  |  |   |          |
|--|--|--|---|----------|
| <u>Two storey and single storey side extension with dormers to front and rear; new pitched roof and roof lantern to rear; dormer to side</u> | <b>The Conifers<br/>2 Layton<br/>Drive Rawdon<br/>Leeds LS19<br/>6QY</b> | Ref. No:<br>25/03257/FU   Validated:<br>Wed 04 Jun 2025   Status:<br>Decided | The Parish Council has considered this application and neither supports nor objects to it | Approved |
| <u>Demolition of existing garage and side extension; two storey side and single storey side and rear extension</u>                           | <b>37 Canada<br/>Drive Rawdon<br/>Leeds LS19<br/>6LU</b>                 | Ref. No:<br>25/03317/FU   Validated:<br>Mon 09 Jun 2025   Status:<br>Decided | The Parish Council has considered this application and neither supports nor objects to it | Approved |

|  |  |  |  |  |
|--|--|--|--|--|
| <p><u>Single storey side extension</u></p> | <p>Buckstone<br/>Hall Lodge<br/>Cliffe Drive<br/>Rawdon<br/>Leeds LS19<br/>6LL</p> | <p>Ref. No:<br/>25/03366/FU   Validated:<br/>Wed 11 Jun 2025   Status:<br/>Decided</p> | <p>The Parish Council has considered this application which is situated in the greenbelt, the Cragg Wood Conservation Area and Special Landscape Area and neither supports nor objects to it</p> | <p>Refused - The Local Planning Authority considers that the proposed extension represents a disproportionate addition to the existing property and as such constitutes inappropriate development within the Green Belt. Furthermore, the extension would be situated on land outside of the domestic curtilage which would not only adversely impact the openness and character of the Green Belt but also the character and appearance of the Special Landscape Area and Conservation Area. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In the absence of such circumstances and given the concerns detailed, the proposal is therefore contrary to policies policy P11 of the Core Strategy, policies GP5, N19, N33, N37 and GB25 of the Leeds Unitary Development Plan (Review) 2006, to policy HDG3 of the Householder Design Guide Supplementary Planning Document (and to the guidance contained within in it) and to the policy set out in the National Planning Policy Framework.</p> |
|--|--|--|--|--|

|   |  |  |   |          |
|---|--|--|---|----------|
| Part two storey, part single<br>storey side and rear<br>extensions; new steps to<br>front; additional hard<br>standing to front | 14 Park View<br>Terrace<br>Rawdon<br>Leeds LS19<br>6ES | Ref. No:<br>25/03527/FU   Validated:<br>Fri 13 Jun 2025   Status:<br>Decided | The Parish Council has<br>considered this<br>application which is<br>situated in the Littlemoor<br>Conservation Area and<br>neither supports nor<br>objects to it | Approved |
|---|--|--|---|----------|

7. *To receive a report on the SIDs*
8. *To receive reports of matters members and the Clerk would like to draw to the attention of the Committee*