



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 15th October 2025 at Greenacre Hall at 7.30pm

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	RPC Action
Retrospective application for the erection of a 1.1m high fence to the front boundary	3 London Square Rawdon Leeds LS19 6BX	Ref. No: 25/05328/FU Received: Wed 10 Sep 2025 Validated: Wed 10 Sep 2025 Status: Pending Consideration	To Comment
Removal of pantry, cycle store and log store and erection of single storey extension with canopy to rear; re siting of entrance into rear garden	Ryecroft 93 Leeds Road Rawdon Leeds LS19 6NT	Ref. No: 25/05506/FU Received: Thu 18 Sep 2025 Validated: Thu 18 Sep 2025 Status: Pending Consideration	To Comment
Infilling of existing outdoor pool; demolition of associated sauna and plant room buildings, extension of parking area to front; new stone wall to match existing with balustrade to support car parking above and soft landscaping	Intwood House Acacia Park Drive Rawdon BD10 0PL	Ref. No: 25/05537/FU Received: Fri 19 Sep 2025 Validated: Fri 26 Sep 2025 Status: Pending Consideration	To Comment
Single storey rear extension, conversion of attached garage to habitable room with new roof, alterations to front to form car parking and new wall and gates to front	Sycamore House 12 Larkfield Road Rawdon Leeds LS19 6EQ	Ref. No: 25/05544/FU Received: Mon 22 Sep 2025 Validated: Thu 25 Sep 2025 Status: Pending Consideration	To Comment

<u>Porch and detached garage to side removed and erection of single storey side/rear extension and two dormer windows to rear</u>	Roeburn Larkfield Crescent Rawdon Leeds LS19 6EH	Ref. No: 25/05560/FU Received: Mon 22 Sep 2025 Validated: Mon 29 Sep 2025 Status: Pending Consideration	To Comment
<u>Conversion of the garage to habitable accommodation and extension to the driveway</u>	5 Grosvenor Mews Rawdon Leeds LS19 6SD	Ref. No: 25/05600/FU Received: Tue 23 Sep 2025 Validated: Tue 23 Sep 2025 Status: Pending Consideration	To Comment
<u>New and altered gates to front and alterations to front boundary wall including replacement railings; removal of stairs</u>	Briaden Bungalow Underwood Drive Rawdon Leeds LS19 6LA	Ref. No: 25/05797/FU Received: Wed 01 Oct 2025 Validated: Wed 01 Oct 2025 Status: Pending Consideration	To Comment

6. To note decisions made by Leeds City Council

Description	Address	Reference	RPC Comment	LCC Decision
Demolition of existing outbuilding and erection of new dwelling and associated driveway car parking and bin storage	<p>5 Henley Drive Rawdon Leeds LS19 6NX</p>	<p>Ref. No: 25/02757/FU Validated: Tue 06 May 2025 Status: Decided</p>	<p>The Parish Council has considered this application and neither supports nor objects to it</p>	<p>Approved</p>

Conversion of garage to habitable accommodation; formation of opening to rear boundary	5 Grosvenor Mews Rawdon Leeds LS19 6SD	Ref. No: 25/04260/FU Validated: Thu 24 Jul 2025 Status: Decided	The Parish Council has considered this application which is situated in the Little London Conservation Area and neither supports nor objects to it	Refused The Local Planning Authority considers that the proposed formation of an opening to the historic high boundary wall to White Lands would fail to preserve or enhance the character and appearance of the Rawdon Little London Conservation Area. This wall forms an important and intact feature of the historic core and later nineteenth century expansion of the village. The proposed breaking of the wall would interrupt an otherwise unbroken boundary and would be contrary to policies P10 and P11 of the Core Strategy, to saved policies GP5, N18A, N18B, and N20 of the Leeds UDPR, to guidance contained within the Rawdon Little London Conservation Area Appraisal and Management Plan, and to paragraphs 210 and 215 of the National Planning Policy Framework
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<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 Rawdon LS19 6EF</p>	<p>Ref. No: 25/04381/FU Validated: Wed 23 Jul 2025 Status: Decided</p>	<p>The Parish Council has considered this application and neither supports nor objects to it.</p>	<p>Approved</p>
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<p>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.</p>	<p>The Hollies Woodlands Drive Rawdon Leeds BD10 0NX</p>	<p>Ref. No: 25/04567/FU Validated: Wed 06 Aug 2025 Status: Decided</p>	<p>The Parish Council has considered this application and neither supports nor objects to this application however it seeks that conditions applied to any approval respect the setting of the Cragg Wood Conservation Area and green belt.</p>	<p>Approved</p>
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<p><u>Construction of hip to gable extension and rear dormer window; alterations to existing rear single storey element; extension to existing raised patio to rear with addition of balustrade and new steps; infill of carport to side; rendering of existing property</u></p>	<p>1 Southlands Avenue Rawdon Leeds LS19 6JN</p>	<p>Ref. No: 25/04729/FU Validated: Fri 15 Aug 2025 Status: Decided</p>	<p>The Parish Council has considered this application and neither supports nor objects to it</p>	<p>Approved</p>
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7. To consider the pre-application consultation from Clarke Telecom

8. *To note the correspondence from Planning Enforcement concerning the Telephone exchange on Well Lane*
9. *To receive reports of matters members and the Clerk would like to draw to the attention of the Committee*