



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

You are summoned to attend a meeting to be held on Wednesday 17th December 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	Action
Single storey outbuilding with raised timber decking	Flat 2 Cawood Woodlands Drive Rawdon Leeds BD10 0PN	Ref. No: 25/06325/FU Received: Tue 28 Oct 2025 Validated: Thu 13 Nov 2025 Status: Pending Consideration	To Comment
Conversion from two flats to single dwelling house with part replacement of existing conservatory and new rear dormer; alterations to single storey front extension to form glazed entrance; alterations to doors and windows throughout including new and removed openings	The Stables Underwood House Woodlands Drive Rawdon Leeds LS19 6JZ	Ref. No: 25/06700/FU Received: Fri 14 Nov 2025 Validated: Thu 27 Nov 2025 Status: Pending Consideration	To Comment
Extension to both gables with dormer windows to front and rear; demolition of conservatory to rear and replacement single storey rear extension; extension to platform at front	1 Larkfield Avenue Rawdon Leeds LS19 6EN	Ref. No: 25/06777/FU Received: Tue 18 Nov 2025 Validated: Tue 18 Nov 2025 Status: Pending Consideration	To Comment

Single storey extension to the side, forming double garage	Laytonwood Layton Road Rawdon Leeds LS19 6QT	Ref. No: 25/07067/FU Received: Tue 02 Dec 2025 Validated: Tue 02 Dec 2025 Status: Pending Consideration	To Comment
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6. To note decisions made by Leeds City Council

Description	Address	Reference	RPC Comment	LCC Decision
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 OPL	Ref. No: 25/05537/FU Validated: Fri 26 Sep 2025 Status: Decided	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>Refused - 1) The Local Planning Authority considers that the proposed works represent inappropriate development within the Green Belt that, by reason of their prominent location and scale would result in a significant intrusion that would cause harm to the openness and character and appearance of the Green Belt. In the absence of very special circumstances it is considered that there are no reasons to justify making an exception to the general presumption against inappropriate development in the Green Belt. As such the application is contrary to policies GP5 and N33 of the saved Unitary Development Plan (Review) 2006, to policy HDG3 and the guidance set out in the Householder Design Guide Supplementary Planning Document, and to the policy set out in the National Planning Policy Framework. 2) The Local Planning Authority considers that the proposed works would, due to their location, scale and materials, result in a prominent and incongruous feature that detracts from the visual amenity of the not only the application site and adjacent street scene but also the character and appearance of the wider locality, which is considered to be a highly attractive and important landscape that is worthy of protection. As such the application is contrary to policies GP5, N19, and N37 of the</p>

				<p>saved Unitary Development Plan (Review) 2006, to policies P10 and P11 of Leeds Core Strategy, to policy HDG1 and the guidance set out in the Householder Design Guide Supplementary Planning Document, to the aims and intentions of the Cragg Wood Conservation Area Appraisal and Management Plan, and to the policy set out in the National Planning Policy Framework.</p>
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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	<p>Sycamore House 12 Larkfield Road Rawdon Leeds LS19 6EQ</p>	<p>Ref. No: 25/05544/FU Validated: Thu 25 Sep 2025 Status: Decided</p>	<p>The Parish Council has considered this application and neither supports nor objects to it</p>	<p>Approved</p>
Porch and detached garage to side removed and erection of single storey side/rear extension and two dormer windows to rear	<p>Roeburn Larkfield Crescent Rawdon Leeds LS19 6EH</p>	<p>Ref. No: 25/05560/FU Validated: Mon 29 Sep 2025 Status: Decided</p>	<p>The Parish Council has considered this application and neither supports nor objects to it</p>	<p>Approved</p>

New and altered gates to front and alterations to front boundary wall including replacement railings; removal of stairs	<p>Briaden Bungalow Underwood Drive Rawdon Leeds LS19 6LA</p>	<p>Ref. No: 25/05797/FU Validated: Wed 01 Oct 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>
New driveway with dropped kerb to front	<p>Beech Wood 75 Leeds Road Rawdon Leeds LS19 6NT</p>	<p>Ref. No: 25/05830/FU Validated: Mon 13 Oct 2025 Status: Decided</p>	<p>The Parish Council has considered this application and neither supports nor objects to it</p>	<p>Approved</p>

7. *To receive reports of matters members and the Clerk would like to draw to the attention of the Committee*