



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

Minutes of a meeting held on Wednesday 6th April 2022 at 7.30pm at Greenacre Hall

Present Cllrs Collins, Barber, Hunt, Taylor and Warrior

Cllr Carr also in attendance as an observer

PL/2021/68 Public Participation

NIL

PL/2021/69 Apologies for absence submitted to the Clerk and consideration of the reasons for absence

It was **resolved** to note apologies and accept the reasons for absence from Cllrs Buxton & Shemilt

PL/2021/70 Declarations of Interests

Cllr Taylor declared a pecuniary interest in the application for 19 Larkfield Drive and left the meeting for consideration of that item

PL/2021/71 Minutes of the last Meeting

It was **resolved** to accept the minutes as a true record of what transpired at the meeting.

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PL/2021/72 Information arising from the Minutes of the previous meeting that is not specified elsewhere on the agenda.

NIL

PL/2021/73 Comments on planning applications sent by Leeds City Council

It was **resolved** to make the following comments

Description	Address	Reference	Comment
Detached outbuilding to side of property	3 London Square Rawdon Leeds LS19 6BX	Ref. No: 21/09895/FU Status: Current	The Parish Council neither supports nor objects to this application which it notes is in the Conservation Area
Conversion of garage to habitable space with windows to replace garage and secondary access doors; alterations to existing windows and doors; glazed Juliet balcony to replace existing balcony; circular window to first floor side elevation; additional rooflight to main gable roof; replacement of existing front entrance glazed roof with slate roof; carport with green roof to driveway	Bracken Hill The Spinney Rawdon Leeds LS19 6LH	Ref. No: 22/01470/FU Status: Current	The Parish Council neither supports nor objects to this application which it notes is in the Conservation Area and Greenbelt
Single storey side extension and alterations and extension to existing raised patio to rear; part conversion of garage to form a utility room	11 Henley Close Rawdon Leeds LS19 6QB	Ref. No: 22/01476/FU Status: Current	The Parish Council neither supports nor objects to this application
Part two storey part single storey side extension; single storey front extension; new roof to existing extension to other side.	5 Apperley Lane Rawdon LS19 6DA	Ref. No: 22/01727/FU Status: Current	The Parish Council neither supports nor objects to this application

Two storey rear extension; insertion of new first floor window to side	Whiteleaf Layton Avenue Rawdon Leeds LS19 6QQ	Ref. No: 22/01979/FU Status: Current	The Parish Council neither supports nor objects to this application
Variation of condition 3 (opening hours) of approval 15/04805/FU to amend opening hours to 0700 hours to 2200 hours seven days a week	3B Harrogate Road Rawdon Leeds LS19 6HW	Ref. No: 22/02027/FU Status: Current	The Parish Council neither supports nor objects to this application
Certificate of Existing Lawful Development for completion of garage attached to main house as per approved planning 27/29/00/FU (Demolition of old detached garage and landscaping completed within permitted time)	Underwood Lodge Underwood Drive Rawdon Leeds LS19 6LA	Ref. No: 22/01273/CLE Status: Current	Noted
Demolition of a single storey existing resistant materials workshop	Woodhouse Grove School Apperley Lane Apperley Bridge Bradford BD10 ONR	Ref. No: 22/02076/DEM Status: Current	Noted
Certificate of Proposed Lawful Development for a dormer window to the side	25 Greenacre Park Rise Rawdon Leeds LS19 6RU	Ref. No: 22/02244/CLP Status: Current	Noted
Alterations including new first floor extension to bungalow with two storey side extension and new pitched roof to existing detached garage	19 Larkfield Drive Rawdon Leeds LS19 6EL	Ref. No: 22/01381/FU Status: Current	The Parish Council considers the size and mass is inappropriate for the site.

PL/2021/74 Decisions made by Leeds City Council

It was **resolved** to note the following decisions

Description	Address	Reference	RPC Comment	LCC Decision
Certificate of Proposed Lawful Development for conversion of basement to habitable accommodation and new lower ground floor window to rear	3A Buckstone Drive Rawdon Leeds LS19 6BB	Ref. No: 21/05859/CLP Status: Decided	Noted	Refused
Two storey side extension	11C Carr Lane Rawdon Leeds LS19 6PD	Ref. No: 22/00208/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Single storey rear extension.	4 London Lane Rawdon Leeds LS19 6BR	Ref. No: 22/00270/FU Status: Decided	the Parish Council notes that this is situated in the Conservation Area and neither supports nor objects to this application	Approved
Part two storey part single storey extension, with rooflight, to side	30 Layton Lane Rawdon Leeds LS19 6RG	Ref. No: 22/00319/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Single storey side/rear extension	Laurest 4 Larkfield Road Rawdon Leeds LS19 6EQ	Ref. No: 22/00677/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Single storey side extension and single storey rear extension	Entre Rios Larkfield Crescent Rawdon Leeds LS19 6EH	Ref. No: 22/00678/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Single storey side extension	5 Apperley Lane Rawdon Leeds LS19 6DA	Ref. No: 22/00712/FU Status: Decided	The Parish Council neither supports nor objects to this application	Withdrawn

New single storey outbuilding to the rear of property	Southdale Layton Road Rawdon Leeds LS19 6QU	Ref. No: 22/00789/FU Status: Decided	The Parish Council neither supports nor objects to this application	Approved
Retrospective planning application for an externally illuminated Fascia signage to front	Turkuaz 20 - 22 Harrogate Road Rawdon Leeds LS19 6HJ	Ref. No: 22/00906/ADV Status: Decided	The Parish Council reiterates its previous comments. 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 and design 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)

PL/2021/75 Maintenance of road markings in the parish

Members discussed several locations where the markings were inadequate and undertook to supply photographic evidence for the Clerk to raise the issue with Highways

PL/2021/76 Information that members and the Clerk would like to draw to the attention of the Committee.

NIL