



**RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE**

**Minutes of a meeting held on Wednesday 2<sup>nd</sup> March 2022 at 7.30pm at Greenacre Hall**

**Present Cllrs Collins, Barber, Buxton, Hunt & Taylor**

**PL/2021/61 Public Participation**

Members of the public addressed the committee concerning the desire for a pedestrian crossing near the Princess Pub, the orientation of the SID units, double parking on New Road Side, local pollution levels, the approval of the Micklefield House application, road congestion and the ring road improvements

**PL/2021/62 Apologies for absence submitted to the Clerk and reasons for absence**

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

**PL/2021/63 Declarations of Interests**

NIL

**PL/2021/64 Minutes of the last Meeting**

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

PL/2021/65 Information arising from the Minutes of the previous meeting that is not specified elsewhere on the agenda

NIL

PL/2021/66 Comments on planning applications sent by Leeds City Council

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

Description	Address	Ref	Comment
<a href="#">Single storey rear extension</a>	10 Lime Grove Rawdon Leeds LS19 6BZ	Ref. No: 22/00970/FU   Status: Current	The Parish Council neither supports nor objects to this application
<a href="#">First floor extension to side; conversion of existing attached garage to habitable accommodation, with pitched roof</a>	12 Larkfield Road Rawdon Leeds LS19 6EQ	Ref. No: 22/00885/FU   Status: Current	The Parish Council neither supports nor objects to this application
<a href="#">Single storey side and rear extensions incorporating raised platform with steps and two Juliet balconies; gable wall side extension with dormer window and Juliet balcony to rear and roof lights to front</a>	64 Larkfield Avenue Rawdon Leeds LS19 6EN	Ref. No: 22/00750/FU   Status: Current	The Parish Council neither supports nor objects to this application
<a href="#">Part two storey, part single storey side extension; bay window to front; dormer windows to front; Raising of roof height to single storey rear extension; enlarging existing drive and access requiring new/wider dropped kerb; reduction of existing raised patio</a>	42 Greenacre Park Rawdon Leeds LS19 6AR	Ref. No: 22/00756/FU   Status: Current	The Parish Council neither supports nor objects to this application
<a href="#">Certificate of Proposed Lawful Development for a single storey rear extension; open porch to front; dormer window to the rear</a>	42 Greenacre Park Rawdon Leeds LS19 6AR	Ref. No: 22/00755/CLP   Status: Current	Noted
<a href="#">Retrospective planning application for an externally illuminated Fascia signage to front</a>	Turkuaz 20 - 22 Harrogate Road Rawdon Leeds LS19 6HJ	Ref. No: 22/00906/ADV   Status: Current	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
<a href="#">Single storey side extension</a>	5 Apperley Lane Rawdon Leeds LS19 6DA	Ref. No: 22/00712/FU   Status: Current	The Parish Council neither supports nor objects to this application
<a href="#">Single storey side/rear extension</a>	Laurest 4 Larkfield Road Rawdon Leeds LS19 6EQ	Ref. No: 22/00677/FU   Status: Current	The Parish Council neither supports nor objects to this application
<a href="#">Single storey side extension and single storey rear extension</a>	Entre Rios Larkfield Crescent Rawdon Leeds LS19 6EH	Ref. No: 22/00678/FU   Status: Current	The Parish Council neither supports nor objects to this application

**PL/2021/67 Decisions made by Leeds City Council**

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

Description	Address	Ref	RPC Comment	LCC Decision
<a href="#">First floor rear extension</a>	3 Henley Avenue Rawdon Leeds LS19 6NZ	Ref. No: 21/10236/FU   Status: Decided	The Parish Council neither supports nor objects to this application	Approved
<a href="#">Certificate of Proposed Lawful Development for a dormer window to each side elevation</a>	48A Larkfield Road Rawdon Leeds LS19 6DZ	Ref. No: 21/09936/CLP   Status: Decided	Noted	Approved

<p><a href="#">Retrospective application for new enclosure to front to form outdoor seating area; new ducting to side</a></p>	<p>20 - 22 Harrogate Road Rawdon Leeds LS19 6HJ</p>	<p>Ref. No: 21/09600/FU   Status: Decided</p>	<p>Objection - The Parish Council considers that all reasons for refusal provided for application ref 13/05544/FU continue to apply and the proposals are contrary to LCC policies, the Conservation Area appraisal and the NPPF. The application is detracts from the visual amenity of the Conservation Area. Whilst it is Rawdon Parish Council's policy to support local businesses and this is articulated in the emerging Neighbourhood Plan, the Parish Council is unwilling to support a business that relies on retrospective applications to progress its objectives</p>	<p>Refused - The proposed development would appear as a bulky addition to the host property, and due to its siting, size and materials would also appear both overly dominant and incongruous upon the host property and the parade it is located upon. The development is therefore considered to be harmful to both the character of the host property and character of Rawdon Littlemoor Conservation Area, contrary to policy P10 and P11 of the Core Strategy, saved UDP policies GP5, BD6, and N19 and guidance contained within the NPPF. 2) The Local Planning Authority consider that the proposed covered seating area would have a detrimental impact on the amenity of adjacent residents of nearby dwellings by reason of noise and disturbance (which is located in a part open structure) including noise associated with vehicle movements and customers, during late evening hours when background noise levels are low. As such, the development is considered to be contrary to saved policies GP5 of the Leeds Unitary Development Plan. 3) The proposed ducting due to its low level point of extraction is likely to give rise to the emission of odours from the cooking of food which by virtue of the premises' close proximity to the adjacent property (The Peasehill) would have an adverse impact on the living conditions of neighbouring occupiers. The proposed development is therefore considered to be contrary to Core Strategy (2014) policy P4 and saved UDP Review (2006) policy GP5.</p>
<p><a href="#">Alteration and extension to existing attached outbuilding to front</a></p>	<p>Daisy Hill Cottage Cliffe Drive Rawdon Leeds LS19 6LL</p>	<p>Ref. No: 21/09422/FU   Status: Decided</p>	<p>The Parish Council notes this application is in the Conservation Area and greenbelt. It neither supports nor</p>	<p>Approved</p>

			objects to this application	
<a href="#">New ground floor window to side; Single storey rear extension; New raised patio to rear</a>	Treesholme Knott Lane Rawdon Leeds LS19 6JW	Ref. No: 21/08873/FU   Status: Decided	The Parish Council neither supports nor objects to this application	Approved
<a href="#">Alterations including change of basement to habitable room, incorporating single storey extension, with rooflight, to rear</a>	6 Crow Trees Park Rawdon Leeds LS19 6HH	Ref. No: 21/08344/FU   Status: Decided	The Parish Council neither supports nor objects to this application	Withdrawn
<a href="#">Part 2 storey and part single storey side and rear extensions</a>	20 Emmott Drive Rawdon Leeds LS19 6RF	Ref No 21/05909/FU	The Parish Council neither supports nor objects to this application	Refused - The Local Planning Authority considers that the proposed extension would, given its scale, design, location and proximity to the rear boundary, have an unacceptable impact on the residential amenity of the occupiers of neighbouring properties by reason of overlooking and dominance. As such, the proposal is contrary to policy GP5 of Leeds Unitary Development Plan (Review) 2006 and to policy HDG2 of Leeds Householder Design Guide Supplementary Planning Document.

**PL/2021/68 Residents' concerns about speeding and potential locations for additional SID locations**

It was **resolved** to review the data on the Apperley lane SID and to consider rotating it. It was also **resolved** to seek advice from Highways on suitable locations for SID units on Over Lane and Town Street. The Clerk to obtain updated costings for new units.

**PL/2021/69 Information that members and the Clerk would like to draw to the attention of the Committee**

Members were reminded of the upcoming first aid training on 12<sup>th</sup> March.