



**RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE**

**Minutes of a meeting held on Wednesday 17<sup>th</sup> May 2023 after Full Council at Greenacre Hall**

**Present** Cllrs Shemilt, Mrs Carr, Carr, Gable, Hunt, Taylor & Warrior

**PL/2023/1** Public Participation

NIL

**PL/2023/2** Apologies for absence submitted to the Clerk and consider the reasons for absence

It was **resolved** to note apologies and accept the reasons for absence from Cllr Collins

**PL/2023/3** Declarations of Interests

Cllrs Mrs Carr & Carr declared a prejudicial interest in the application for 23 Larkfield Drive  
Cllr Taylor declared a prejudicial interest in the application for 11 Peasehill Close  
Cllr Shemilt declared a prejudicial interest in the application for Cartmel  
Having declared prejudicial interests the councillors left the meeting for consideration of that item.

**PL/2023/4** 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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Date.....

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**PL/2023/5 Information arising from the Minutes of the previous meeting that is not specified elsewhere on the agenda.**

The application for the Jubilee Hall Carpark has been withdrawn after LCC officers indicated it would be refused.

**PL/2023/6 Comments on planning applications sent by Leeds City Council**

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

Description	Address	Reference	Action
<a href="#">Alterations including demolition of existing rear garden room; construction of first floor extension over existing porch; part two storey, part single storey rear extension; single storey side extension; dormer to rear</a>	11 Peasehill Close Rawdon Leeds LS19 6EF	Ref. No: 23/01825/FU   Validated: Tue 04 Apr 2023   Status: Current	The Parish Council is concerned that the increase in living space is not being matched by an increase in off street parking. The existing parking is insufficient on the site. The Parish Council is not aware of any planning permission having been granted for the existing large outbuilding.
<a href="#">First floor side extension; Single storey rear extension</a>	23 Larkfield Drive Rawdon Leeds LS19 6EL	Ref. No: 23/01895/FU   Validated: Tue 04 Apr 2023   Status: Current	The Parish Council neither supports nor objects to this application
<a href="#">Certificate of Proposed Lawful Development for porch</a>	9 Greenhills Rawdon Leeds LS19 6NP	Ref. No: 23/02039/CLP   Validated: Thu 30 Mar 2023   Status: Current	Noted

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<p><a href="#">Alterations including removal of front canopy; two storey front extension incorporating single storey porch and garage; demolition of existing conservatory to rear; single storey rear extension with rooflights</a></p>	<p>Cartmel Billing Drive Rawdon Leeds LS19 6QR</p>	<p>Ref. No: 23/O2105/FU   Validated: Wed 12 Apr 2023   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application</p>
<p><a href="#">Replacement single storey extension to rear</a></p>	<p>9 Layton Park Close Rawdon Leeds LS19 6PJ</p>	<p>Ref. No: 23/O2223/FU   Validated: Thu 27 Apr 2023   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application</p>
<p><a href="#">Alterations including detached garden room to rear; glazed link extension to rear forming orangery</a></p>	<p>Dove Cottage Apperley Lane Rawdon LS19 6LN</p>	<p>Ref. No: 23/O2515/FU   Validated: Fri 28 Apr 2023   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application</p>
<p><a href="#">First floor side extension</a></p>	<p>17 Layton Park Close Rawdon Leeds LS19 6PJ</p>	<p>Ref. No: 23/O2516/FU   Validated: Mon 24 Apr 2023   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application</p>

<a href="#">Certificate of Proposed Lawful Development for a single storey side extension; extension to gable, dormer window to the rear and rooflights to front</a>	16 Knott Lane Rawdon Leeds LS19 6JW	Ref. No: 23/02639/CLP   Validated: Fri 05 May 2023   Status: Current	Noted
<a href="#">4.60m single storey rear extension, 2.95m to ridge height and 2.95m to eaves (flat roof)</a>	16 Knott Lane Rawdon Leeds LS19 6JW	Ref. No: 23/02650/DHH   Validated: Tue 02 May 2023   Status: Current	Noted
<a href="#">change of use of existing dwelling from C3 dwelling to C2 residential institution</a>	Selah 1 Rawdon Drive Rawdon Leeds LS19 6HG	Ref. No: 23/02715/FU   Validated: Wed 03 May 2023   Status: Current	The Parish Council neither supports nor objects to this application

**PL/2023/7 Decisions made by Leeds City Council**

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

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Description	Address	Reference	RPC Comment	LCC Decision
<p><a href="#">Change of use of agricultural buildings to form three new dwellings; Demolition of existing barn, cattle shed and outbuilding; Associated alterations including new windows and doors, new roof lights, single storey extensions and new flat roof to stables building, new timber cladding and balcony with stairs to lower barn, erection of new detached garage outbuildings and lambing shed, alterations to re-instate access</a></p>	<p>Acacia Farm Woodlands Drive Rawdon Leeds</p>	<p>Ref. No: 22/07732/FU   Validated: Mon 05 Dec 2022   Status: Decided</p>	<p>Objection - this proposal is inappropriately dense development in the greenbelt. The emerging neighbourhood plan data evidences that residents value the agricultural use of the site and adjacent land. The Parish Council is aware that this is a working farm that manages the existing buildings and 42 acres of land positively. The Parish Council is further concerned about the potential highways safety issues that this development would create as</p>	<p>Refused - 1) The Local Planning Authority considers that the proposed development includes inappropriate development within the Green Belt and would, by reason of the prominent location and scale of the proposed extensions, result in a harmful intrusion into a sensitive open landscape causing significant harm to the openness and character and appearance of the Green Belt, as well as to the character and visual amenity of the rural landscape in general. In the absence of very special circumstances it is considered that there are no reasons to justify allowing such additional development within the Green Belt. As such the proposals are contrary to policies GP5, N33, N36, N37 and GB3 and GB4 of the saved Unitary Development Plan and with policies H2, P10 and P12 of the Core Strategy, as well as failing to comply with the guidance contained in the National Planning Policy Framework. 2) The Local Planning Authority considers that the proposed development would have a detrimental impact on the character of the listed buildings which in turn would have a negative impact on visual amenity, including the character and appearance of both the Conservation Area and Special Landscape Area. Given the location, form, scale and massing and design and detailing of the proposed extensions, the nature of the demolition in respect of the lower barn, the loss of existing features and introduction of inappropriate features and detailing, and the overall lack of detail included in the submission, the proposals would have a serious impact on the character and historic integrity of the host property / group of buildings and would weaken the existing agricultural form and character and appearance of the complex, to the significant detriment of the heritage status of the site overall. As such the proposals are contrary to policies GP5, N15, N17, N19, N23, N24, N25, N36, N37 and N37A, with policies P10, P11 and P12 of the Core Strategy, as well as failing to comply with the guidance set out in the Cragg Wood Conservation Area Appraisal and Management Plan and the National Planning Policy Framework</p>

Signed .....

Date.....

the only access is  
a narrow farm  
track.

Signed .....

Date.....

<p><a href="#">Demolition of existing detached garage and construction of single-storey detached garden annexe</a></p>	<p>Bridge House 3 Woodlands Drive Rawdon Leeds BD10 ONX</p>	<p>Ref. No: 23/00231/FU   Validated: Wed 11 Jan 2023   Status: Decided</p>	<p>The Parish Council neither supports nor objects to this application</p>	<p>Approved</p>
<p><a href="#">Alterations and extensions including part raised roof height and hip to gable roof extensions to allow conversion of loft to habitable rooms; part two storey part single storey side/rear extension; first floor balcony to rear; dormer window to rear; single storey side/front extension; two storey front entrance extension</a></p>	<p>20 Crow Trees Park Rawdon Leeds LS19 6HH</p>	<p>Ref. No: 23/00900/FU   Validated: Mon 13 Feb 2023   Status: Decided</p>	<p>The Parish Council neither supports nor objects to this application</p>	<p>Refused - 1) The Local Planning Authority considers that the proposed development would, by reason of its scale, size, nature, and design result in a visually dominant and incongruous development which would harm both the visual appearance and character of both the host property and the wider street scene, detracting from the established character and appearance of the locality. The proposed dwellings lacks any form of cohesion and is of a significant mass which would appear unduly dominant. It is also likely to significantly affect existing protected trees and put undue pressure on their future retention. As such the proposal is contrary to policy P10 of Leeds Core Strategy, to policies GP5, BD6 and LD1 of Leeds Unitary Development Plan (Review) 2006, to policy HDG1 of the Town and Country Planning Act 1990 Householder Design Guide Supplementary Planning Document (and to the guidance contained within it) and to the guidance set out in the National Planning Policy Framework</p>
<p><a href="#">Alterations including two storey part single</a></p>	<p>Hazelwood Springwood Road Rawdon</p>	<p>Ref. No: 23/01277/FU   Validated: Tue 28 Feb</p>	<p>The Parish Council neither supports nor</p>	<p>Approved</p>

Signed .....

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<a href="#">storey rear extension</a>	Leeds LS19 6BH	2023   Status: Decided	objects to this application	
<a href="#">Conversion of garage to habitable room; erection of detached garage to front</a>	19 Gladstone Crescent Rawdon Leeds LS19 6HY	Ref. No: 23/01302/FU   Validated: Wed 01 Mar 2023   Status: Decided	The Parish Council neither supports nor objects to this application	Approved
<a href="#">New community car parking and fencing</a>	Land Adjacent Jubilee Hall Layton Avenue Rawdon Leeds	Ref. No: 23/01526/FU   Validated: Mon 20 Mar 2023   Status: Decided	The Parish Council did not comment on this application	Withdrawn
<a href="#">Single storey extension to side and rear</a>	Lyndon 83 Leeds Road Rawdon Leeds LS19 6NT	Ref. No: 23/01581/FU   Validated: Fri 10 Mar 2023   Status: Decided	The Parish Council neither supports nor objects to this application	Approved
<a href="#">Certificate of Proposed Lawful Development for a single storey rear extension</a>	9 Layton Park Close Rawdon Leeds LS19 6PJ	Ref. No: 23/01983/CLP   Validated: Tue 28 Mar 2023   Status: Decided	Noted	Withdrawn

Signed .....

Date.....



**PL/2023/8 Consultation on a new zebra crossing on Town Street**

After reviewing the proposals it was **resolved** to make the following comment

*The Parish Council has considered the draft proposals and is concerned that the proposed location directs pedestrians to cross the school carp park and away from the dedicated footpath to the school. The PC would prefer that the crossing was located the other side of Carr Lane. The crossing is an excellent idea in principle bur the location can be improved. It is the PC's belief that the residents most likely to use this will be coming from the Carr Lane/ Emmott Drive direction.*

**PL/2023/9 Information that members and the Clerk would like to draw to the attention of the Committee.**

NIL

Signed .....

Date.....