



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

Minutes of a meeting held on Wednesday 15th May 2024 on the rising of Full Council at Greenacre Hall

Present Cllrs Collins, A Carr, J Carr, Hunt, Shemilt & Taylor

PL/2024/1 Public Participation

NIL

PL/2024/2 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 Gable & Warrior

PL/2024/3 Declarations of Interests

NIL

PL/2024/4 Minutes of the last Meeting

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

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

Description	Address	Reference	Comment
Demolition of existing conservatory to form three storey rear extension; insertion of dormer windows to existing rear and side elevations; hard and soft landscaping to new rear patio and balcony.	Whitecroft Springwood Road Rawdon Leeds LS19 6BH	Ref. No: 24/01671/FU Validated: Mon 22 Apr 2024 Status: Current	The Parish Council neither supports nor objects to this application in the conservation area
New pedestrian and entrance gates to front, including stone pillars.	Airelea Woodlands Drive Rawdon Leeds BD10 0PP	Ref. No: 24/02039/FU Validated: Thu 25 Apr 2024 Status: Current	The Parish Council neither supports nor objects to this application in the conservation area
Certificate of Proposed Lawful Development for part demolition of garage to form outbuilding	4A Salisbury Street Rawdon Leeds LS19 6BE	Ref. No: 24/02312/CLP Validated: Fri 26 Apr 2024 Status: Current	Noted
Demolishing conservatory and replacement with a single storey rear extension.	Ridings New York Lane Rawdon Leeds LS19 6JJ	Ref. No: 24/02393/FU Validated: Fri 26 Apr 2024 Status: Current	The Parish Council neither supports nor objects to this application

<p>Retrospective application for new enclosure to front of restaurant to form outdoor seating area and new ducting to side</p>	<p>20 - 22 Harrogate Road Rawdon Leeds LS19 6HJ</p>	<p>Ref. No: 24/02501/FU Validated: Thu 02 May 2024 Status: Current</p>	<p>The Parish Council neither supports nor objects to this application however there are legitimate concerns about the development that were outlined in the previous refusal and these should be satisfactorily addressed prior to any approval.</p>
<p>Prior Approval for enlargement of a dwellinghouse by construction of an additional storey; the development will go 2.55m above the highest point of the existing roof</p>	<p>16 Layton Park Drive Rawdon Leeds LS19 6PH</p>	<p>Ref. No: 24/02530/DPD Validated: Fri 03 May 2024 Status: Current</p>	<p>Noted</p>

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

Description	Address	Reference	RPC Comment	LCC Decision
New 3G pitch with up to 6m high fence (including ball stop netting) and associated landscaping works, 4 x 8m floodlighting columns	Bronte House School Apperley Lane Rawdon Leeds BD10 0PQ	Ref. No: 22/02715/FU Validated: Wed 25 May 2022 Status: Decided	The Parish Council believes that the new fence should be visually obscured by the existing retaining wall	Approved
Porch to front with canopy over; single storey side/rear extension; replacement of two ground floor rear windows with bi folding doors	The Hawthorns Woodlands Drive Rawdon Leeds LS19 6JX	Ref. No: 24/00983/FU Validated: Thu 29 Feb 2024 Status: Decided	The Parish Council did not comment on this application	Approved

<p>Porch and new window at ground floor to front; first floor extension to side including juliet balcony to rear; single storey extension and removal of door at ground floor to rear; conversion of garage to storage space</p>	<p>Farm Cottage Woodlands Drive Rawdon Leeds LS19 6JX</p>	<p>Ref. No: 24/01002/FU Validated: Tue 27 Feb 2024 Status: Decided</p>	<p>The Parish Council neither supports nor objects to this application. It has noted that the proposal has considered the conservation area requirements in respect of suitable materials.</p>	<p>Refused - The Local Planning Authority considers that the proposed extensions represent a disproportionate addition to the existing property and as such constitute inappropriate development within the Green Belt that would also have an adverse impact on openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In the absence of such circumstances the proposal is therefore contrary to policies GP5 and N33 of the Leeds Unitary Development Plan (Review) 2006, to policy HDG3 of the Householder Design Guide Supplementary Planning Document and to the guidance set out in the National Planning Policy Framework</p>
<p>Installation of french doors and replacement summerhouse to rear</p>	<p>West Bourne Gladstone Road Rawdon Leeds LS19 6HZ</p>	<p>Ref. No: 24/01168/FU Validated: Thu 14 Mar 2024 Status: Decided</p>	<p>The Parish Council neither supports nor objects to this application noting it is situated in the Conservation Area</p>	<p>Approved</p>

<p>Certificate of Proposed Lawful Development for a dormer window to the rear and rooflights to the front</p>	<p>8 Mawcroft Close Rawdon Leeds LS19 6DG</p>	<p>Ref. No: 24/01516/CLP Validated: Wed 13 Mar 2024 Status: Decided</p>	<p>Noted</p>	<p>Approved</p>
<p>New dormer window to front and extension to dormer window to rear</p>	<p>50 Larkfield Avenue Rawdon Leeds LS19 6EN</p>	<p>Ref. No: 24/01606/FU Validated: Mon 18 Mar 2024 Status: Decided</p>	<p>The Parish Council neither supports nor objects to this application</p>	<p>Refused - The Local Planning Authority considers that the proposed front dormer window and the extension to the existing rear dormer window would, by reason of their prominent location, size, and design, result in overly dominant and incongruous additions that would fail to respect the character and appearance of the existing property and that of the terrace in which it is located. As such they would be harmful to the visual amenity of the locality and therefore contrary to policy P10 of the Core Strategy, to policies GP5 and BD6 and of Leeds Unitary Development Plan (Review) 2006, to policy HDG1 of the Householder Design Guide (and the guidance within it), with the aims and intentions of the Rawdon Neighbourhood Development Plan (including policy R2) and To the policy set out in the National Planning Policy Framework.</p>

PL/2024/7 Reports of matters members and the Clerk would like to draw to the attention of the Committee

Tolcan application
Over Lane crossing response from Highways