



**RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE**

**Minutes of a meeting held on Wednesday 10<sup>th</sup> July 2024 at 7.30pm at Greenacre Hall**

**Present** Cllrs Collins, Hunt & Taylor

**PL/2024/16 Public Participation**

NIL

**PL/2024/17 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 A Carr, J Carr, Gable, Shemilt & Warrior

**PL/2024/18 Declarations of Interests**

NIL

**PL/2024/19 Minutes of the last Meeting**

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

Signed ..... Date..... Page 1 of 9

**PL/2024/20 Comments on planning applications sent by Leeds City Council – please note this list may be updated on the day of the meeting**

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

Description	Address	Reference	Action
<p><u>Demolition of existing outdoor pool and associated structures to front; construction of a level parking area to front above a new indoor swimming pool building beneath; extension to veranda to front/side; associated hard and soft landscaping.</u></p>	<p><b>Intwood House Acacia Park Drive Rawdon BD10 0PL</b></p>	<p>Ref. No: 24/01977/FU   Validated: Mon 24 Jun 2024   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application situated in the Greenbelt and Conservation Area</p>
<p><u>Raised decking area and fence to rear</u></p>	<p><b>2 Invertrees Avenue Rawdon Leeds LS19 6EP</b></p>	<p>Ref. No: 24/02899/FU   Validated: Tue 11 Jun 2024   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application</p>

<p><a href="#">Replacement light fittings to hard courts (18no LED light fittings on 12 no existing columns)</a></p>	<p>Rawdon Golf Lawn Tennis &amp; Padel Club Buckstone Drive Rawdon Leeds LS19 6BB</p>	<p>Ref. No: 24/03109/FU   Validated: Thu 06 Jun 2024   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>8 Greenhills Rawdon Leeds LS19 6NP</p>	<p>Ref. No: 24/03133/FU   Validated: Wed 12 Jun 2024   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application</p>
<p><a href="#">Enlargement to existing dormer to rear</a></p>	<p>50 Larkfield Avenue Rawdon Leeds LS19 6EN</p>	<p>Ref. No: 24/03323/FU   Validated: Wed 19 Jun 2024   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application</p>
<p><a href="#">Single storey rear extension; Single storey front extension; New juliet balcony to first floor rear; New hard landscaping and retaining walls to form sunken patio to rear; Relocation of first floor window to front</a></p>	<p>77 Markham Avenue Rawdon Leeds LS19 6NE</p>	<p>Ref. No: 24/03530/FU   Validated: Thu 27 Jun 2024   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application</p>

<p><a href="#">Determination for the demolition of porta cabin</a></p>	<p>Rawdon St Peters Church Of England Voluntary Controlled Primary School Town Street Rawdon Leeds LS19 6PP</p>	<p>Ref. No: 24/03540/DEM   Validated: Thu 20 Jun 2024   Status: Current</p>	<p>Noted</p>
<p><a href="#">Demolition of existing conservatory; single storey front and side extension and canopy to front; Single storey infill extension to garage side; New walls and doors to existing rear extension; new rooflights to side and to existing single storey extension; alterations to ground floor fenestration</a></p>	<p>Orchard Hill Cragg Wood Drive Rawdon Leeds LS19 6LG</p>	<p>Ref. No: 24/03615/FU   Validated: Mon 24 Jun 2024   Status: Current</p>	<p>The Parish Council neither supports nor objects to this application situated in the Greenbelt and Conservation Area</p>

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

Description	Address	Reference	RPC Comment	LCC Decision
<a href="#">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</a>	Whitecroft Springwood Road Rawdon Leeds LS19 6BH	Ref. No: 24/01671/FU   Validated: Mon 22 Apr 2024   Status: Decided	The Parish Council neither supports nor objects to this application in the conservation area	Approved
<a href="#">Demolition of existing garage; single storey side and rear extension with alterations to existing single storey rear extension; access ramps to front, side and rear</a>	12 Mawcroft Close Rawdon Leeds LS19 6DG	Ref. No: 24/01991/FU   Validated: Mon 15 Apr 2024   Status: Decided	The Parish Council neither supports nor objects to this application	Approved
<a href="#">Part retrospective application for new pedestrian and driveway entrance gates to front, including stone pillars</a>	Airelea Woodlands Drive Rawdon Leeds BD10 0PP	Ref. No: 24/02039/FU   Validated: Thu 25 Apr 2024   Status: Decided	The Parish Council neither supports nor objects to this application in the conservation area	Approved

<a href="#">Certificate of Proposed Lawful Development for part demolition of garage to form outbuilding</a>	<b>4A Salisbury Street Rawdon Leeds LS19 6BE</b>	Ref. No: 24/02312/ CLP   Valid ated: Fri 26 Apr 2024   Sta tus: Decided	Noted	Approved
<a href="#">Demolishing conservatory and replacement with a single storey rear extension</a>	<b>Ridings New York Lane Rawdon Leeds LS19 6JJ</b>	Ref. No: 24/02393/ FU   Valid ated: Fri 26 Apr 2024   Sta tus: Decided	The Parish Council neither supports nor objects to this application	Approved

<p><a href="#">Retrospective application for new enclosure to front of restaurant to form outdoor seating area and new ducting to side</a></p>	<p>20 - 22 Harrogate Road Rawdon Leeds LS19 6HJ</p>	<p>Ref. No: 24/02501/FU   Validated: Thu 02 May 2024   Status: Decided</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>Refused 1) 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. 4) The proposed development significantly intensifies the use of the premises and has lead to an undesirable increase in on-street parking, (where a high demand already exists) and the manoeuvring of vehicles on the adjoining highway. Parking on-street often blocks the footway, which causes an obstruction for passing pedestrians who are forced to walk on the road. The outdoor seating area appears to encroach the adopted highway boundary. For all of these reasons it is considered that the proposal would pose a significant risk to pedestrian and highway safety, and is therefore is contrary to saved UDP policy GP5,</p>
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<p><a href="#">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</a></p>	<p>16 Layton Park Drive Rawdon Leeds LS19 6PH</p>	<p>Ref. No: 24/02530/DPD   Validated: Fri 03 May 2024   Status: Decided</p>	<p>Noted</p>	<p>Refused 1) The Local Planning Authority considers that the proposal is unacceptable when considered against paragraph AA.2 sub paragraph (3) (a) (ii) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The proposal would result in a significantly harmful addition in respect of the existing character of the property. It would create an overly dominant feature that fails to respect its existing context, which paragraphs 131 and 135 of the National Planning Policy Framework seek to guard against. 2) The Local Planning Authority considers that the proposal is unacceptable when considered against paragraph AA.2 sub paragraph (3) (a) (ii) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The applicant has failed to submit a report for the management of the construction of development which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers would be mitigated as required by paragraph AA.2 subsection (3)(b) of the aforementioned Order.</p>
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**PL/2024/22    SIDs report**

It was **resolved** to note the report

**PL/2024/23    Urgent payments on behalf of Full Council**

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

Refund of receipt made in error	£177.84
Highways Report	£600.00
Room Hire	£100.00
Choir	£50.00

**PL/2024/24    Reports of matters members and the Clerk would like to draw to the attention of the Committee**

NIL



