



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

Minutes of a meeting held on Wednesday 26th February 2025 at 7.00pm at Greenacre Hall

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

In attendance Cllr Gantschuk

PL/2024/72 Public Participation

NIL

PL/2024/73 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 Cllr Gable

PL/2024/74 Declarations of interests

Cllrs A Carr & J Carr declared prejudicial interests in the planning application for 21 Larkfield Drive and left the meeting for consideration of that item

PL/2024/75 Minutes of the last Meeting

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

Signed.....

Date.....

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PL/2024/76 Comments on planning applications sent by Leeds City Council

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

Description	Address	Reference	Comment
Single storey side and rear extension; Alterations to roof to create room in roof space with dormer window to front; Rooflights to the rear; Demolition and erection of garage to the rear	21 Larkfield Drive Rawdon Leeds LS19 6EL	Ref. No: 25/00218/FU Received: Tue 14 Jan 2025 Validated: Tue 21 Jan 2025 Status: Pending Consideration	The Parish Council neither supports nor objects to this application
First floor extension to an existing single storey extension to rear; new extension block to be clad in black; erection of glass infill porch to side	Beech Cottage Apperley Lane Rawdon Leeds LS19 6LW	Ref. No: 25/00239/FU Received: Wed 15 Jan 2025 Validated: Mon 20 Jan 2025 Status: Pending Consideration	The Parish Council neither supports nor objects to this application which is situated in the conservation area
Infilling of existing outdoor pool and demolition of associated outbuildings; extension of parking area to front with new associated ballustrading to form covered outdoor area and outbuilding below; associated hard and soft landscaping	Intwood House Acacia Park Drive Rawdon BD10 0PL	Ref. No: 25/00328/FU Received: Mon 20 Jan 2025 Validated: Fri 31 Jan 2025 Status: Pending Consideration	The Parish Council neither supports nor objects to this application which is situated in the conservation area and greenbelt
Two storey extension to the rear	16 Canada Crescent Rawdon Leeds LS19 6LT	Ref. No: 25/00431/FU Received: Fri 24 Jan 2025 Validated: Fri 24 Jan 2025 Status: Pending Consideration	The Parish Council neither supports nor objects to this application

Signed.....

Date.....

Conversion of existing single storey double garage to self contained living space	Oaklands Woodlands Drive Rawdon Leeds BD10 0PN	Ref. No: 25/00544/FU Received: Wed 29 Jan 2025 Validated: Mon 10 Feb 2025 Status: Pending Consideration	The Parish Council neither supports nor objects to this application which is situated in the conservation area and greenbelt
Erection of raised terraces and stairs to rear incorporating extension to ground floor balcony	30 Greenacre Park Rawdon Leeds LS19 6AP	Ref. No: 25/00597/FU Received: Fri 31 Jan 2025 Validated: Thu 06 Feb 2025 Status: Pending Consideration	The Parish Council neither supports nor objects to this application

PL/2024/77 Decisions made by Leeds City Council

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

Description	Address	Reference	RPC Comment	LCC Decision
Demolition of existing conservatory and detached garage and erection of a new detached garage; single storey side and rear extension; addition of a door to side; new raised patio and access ramp	10 Salisbury Street Rawdon Leeds LS19 6BE	Ref. No: 24/06947/FU Validated: Fri 29 Nov 2024 Status: Decided	The Parish Council neither supports nor objects to this application situated in the Conservation Area & Greenbelt	Approved

Signed.....

Date.....

<p>Single storey side and rear extension with alterations to existing single storey rear extension, and extended flue; access ramp with balustrade to side; demolition of existing garage This scheme is to replace a previous scheme under application 24/01991/FU which was granted planning permission but issues were raised with a sewer by Yorkshire Water which was missed at the time of application. This scheme is to replace the previous one and avoid building over the sewer.</p>	<p>12 Mawcroft Close Rawdon Leeds LS19 6DG</p>	<p>Ref. No: 24/07065/FU Validated: Thu 12 Dec 2024 Status: Decided</p>	<p>The Parish Council neither supports nor objects to this application situated in the Conservation Area & Greenbelt</p>	<p>Approved</p>
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Signed.....

Date.....

Detached double garage to the side with car port	Cragg Royd Woodlands Drive Rawdon Leeds LS19 6JZ	Ref. No: 24/07217/FU Validated: Mon 23 Dec 2024 Status: Decided	The Parish Council neither supports nor objects to this application situated in the Conservation Area & Greenbelt	<p>Refused - 1) The proposal by reason of its unsympathetic scale and siting is considered to be detrimental to the openness and character of the Green Belt. Therefore, the proposal is not considered to comply with policy N33 of the UDPR, Policy HDG3 of the Householder Design Guide and guidance contained within the NPPF. 2) The Local Planning Authority considers that the proposal, by reason its unsympathetic scale, form and poor design would lead to an unsympathetic and incongruous form of development which would fail to respect the existing character of the positive buildings and the character and appearance of the conservation area, special landscape area and the wider streetscene. The proposal is considered to have a detrimental impact to the visual amenity of the street scene, due to the visibility of the proposal from Cragg Terrace street and would fail to preserve the character and appearance of Rawdon - Cragg Wood Conservation Area. As such the proposal is contrary to Rawdon Neighbourhood Development Plan Policy R6(a), policies P10 and P11 of Leeds Core Strategy, to saved policies GP5, BD6, BC7, N19, N37 of Leeds Unitary Development Plan (Review) 2006, to policy HDG1 of the Householder Design Guide Supplementary Planning Document, to the aims of the Rawdon - Cragg Wood Conservation Area Appraisal and Management Plan and to the advice set out in the National Planning Policy Framework.</p>
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PL/2024/78 Reports of matters members and the Clerk would like to draw to the attention of the Committee

NIL

Signed.....

Date.....

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