

**RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE**

**Minutes of a meeting held on Wednesday 25th June 2025 at 7.30pm at Greenacre Hall**

**Present** Cllrs A Carr, J Carr, Collins, Gantschuk, Hunt & Taylor – Cllr Gable in attendance

**PL/2025/8 Public Participation**

NIL

**PL/2025/9 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 Shemilt & Warrior

**PL/2025/10 Declarations of Interests**

NIL

**PL/2025/11 Minutes of the last Meeting**

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

**PL/2025/12 Comments on planning applications sent by Leeds City Council – please note this list was updated on the day of the meeting**

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

|  |  |  |  |
| --- | --- | --- | --- |
| Description | Address | Reference | Comment |
| [Two storey infill extensions to both properties on the north elevation including two new roof lights to number 2 Summerseat](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SUUMMTJBIRD00&prevPage=inTray) | 2 And 3 Summerseat Far Well Road Rawdon Leeds LS19 6QE | Ref. No: 25/02454/FU | Received: Thu 17 Apr 2025 | Validated: Thu 15 May 2025 | Status: Pending Consideration | The Parish Council has considered this application and neither supports nor objects to it |
| [Change of use of existing agricultural buildings to two residential dwellings with new windows and doors with additional parking and new access layout, hardstanding to front and landscaping. Conversion of existing outbuildings to store and office](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SX0E98JBHOR00&prevPage=inTray) | Woodbottom Farm Cottages Rawdon Leeds LS19 6JS | Ref. No: 25/03195/FU | Received: Thu 29 May 2025 | Validated: Thu 29 May 2025 | Status: Pending Consideration | The Parish Council has considered this application which is situated in the greenbelt, the Cragg Wood Conservation Area and Special Landscape Area and neither supports nor objects to it |
| [Single storey rear and side extensions; raised patio to rear](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SX0EHIJBHPB00&prevPage=inTray) | 7 Southlands Avenue Rawdon Leeds LS19 6JN | Ref. No: 25/03203/FU | Received: Thu 29 May 2025 | Validated: Thu 29 May 2025 | Status: Pending Consideration | The Parish Council has considered this application and neither supports nor objects to it |
| [Single storey side extension including new garage; hip to gable roof extension including dormer windows to front and rear ; demolition of existing garage; dormer window to side, replacement of flat roof to car port with pitched roof; pitched roof to flat roof at rear ; glass skylight added to flat roof; new bifold doors to rear at ground floor](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SX7TA6JBJJ200&prevPage=inTray) | Ainsley 2 Layton Drive Rawdon Leeds LS19 6QY | Ref. No: 25/03257/FU | Received: Mon 02 Jun 2025 | Validated: Wed 04 Jun 2025 | Status: Pending Consideration | The Parish Council has considered this application and neither supports nor objects to it |
| [Demolition of existing garage and side extension; Part two and single storey side/rear extension](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXBJA8JBL8200&prevPage=inTray) | 37 Canada Drive Rawdon Leeds LS19 6LU | Ref. No: 25/03317/FU | Received: Wed 04 Jun 2025 | Validated: Mon 09 Jun 2025 | Status: Pending Consideration | The Parish Council has considered this application and neither supports nor objects to it |
| [Single storey side extension](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXF7QCJBLUO00&prevPage=inTray) | Buckstone Hall Lodge Cliffe Drive Rawdon Leeds LS19 6LL | Ref. No: 25/03366/FU | Received: Fri 06 Jun 2025 | Validated: Wed 11 Jun 2025 | Status: Pending Consideration | The Parish Council has considered this application which is situated in the greenbelt, the Cragg Wood Conservation Area and Special Landscape Area and neither supports nor objects to it |
| [Make a consultee comment icon](https://publicaccess.leeds.gov.uk/online-applications/consultee/applicationDetails.do?activeTab=makeComment&keyVal=SXBJA8JBL8200&caseType=Application)   |  | | --- | | [Part two storey, part single storey side/rear extension with roof lights, raised steps to rear and new parking access to front](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXSBR8JBIDF00&prevPage=inTray) | | 14 Park View Terrace Rawdon Leeds LS19 6ES | Ref. No: 25/03527/FU | Received: Fri 13 Jun 2025 | Validated: Fri 13 Jun 2025 | Status: Pending Consideration | The Parish Council has considered this application which is situated in the Littlemoor Conservation Area and neither supports nor objects to it |
| [Conversion and alterations to existing detached garage to form ancillary living accommodation to rear, including increase in roof height, replacement of garage door with new sliding door and canopy to front, new first floor window to side; three new roof lights to both front and rear](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXS7VKJBI3U00&prevPage=inTray) | Springfield New York Lane Rawdon Leeds LS19 6JJ | Ref. No: 25/03526/FU | Received: Fri 13 Jun 2025 | Validated: Thu 19 Jun 2025 | Status: Pending Consideration | The Parish Council has considered this application and neither supports nor objects to it |
| [New and altered gates to front and alterations to front boundary wall; associated removal of stairs](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWI17TJBJT700&prevPage=inTray) | Briaden Bungalow Underwood Drive Rawdon Leeds LS19 6LA | Ref. No: 25/03000/FU | Received: Mon 19 May 2025 | Validated: Tue 24 Jun 2025 | Status: Pending Consideration | The Parish Council has considered this application which is situated in the greenbelt, the Cragg Wood Conservation Area and Special Landscape Area and neither supports nor objects to it |

**PL/2025/13 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 |
| [Part two storey part single storey side and rear extension with raised decking to rear](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=STBLN0JBGE800&activeTab=summary) | 16 Emmott Drive Rawdon Leeds LS19 6PG | Ref. No: 25/01650/FU | Validated: Wed 26 Mar 2025 | Status: Decided | The Parish Council did not comment on this application | Approved |
| [Single storey front and side extension; new terrace with stairs and railings to rear; associated landscaping works](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=STQ9G3JBJL800&activeTab=summary) | 36 Larkfield Avenue Rawdon Leeds LS19 6EN | Ref. No: 25/01911/FU | Validated: Fri 11 Apr 2025 | Status: Decided | The Parish Council did not comment on this application | Approved |
| [Certificate of Proposed Lawful Development for a dormer window to the rear](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=STZ4ZRJBMMR00&activeTab=summary) | 16 Layton Lane Rawdon Leeds LS19 6RG | Ref. No: 25/02034/CLP | Validated: Thu 10 Apr 2025 | Status: Decided | The Parish Council did not comment on this application | Approved |
| [Demolition of existing conservatory to rear, new single storey rear extension](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=SU0ZI5JBH9L00&activeTab=summary) | 2 Chevington Court Rawdon Leeds LS19 6SB | Ref. No: 25/02118/FU | Validated: Tue 01 Apr 2025 | Status: Decided | The Parish Council did not comment on this application | Approved |
| [Single storey rear extension](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=SU4ZYNJBIBR00&activeTab=summary) | 16 Canada Crescent Rawdon Leeds LS19 6LT | Ref. No: 25/02170/FU | Validated: Tue 22 Apr 2025 | Status: Decided | The Parish Council has considered this application and neither supports nor objects to it | Approved |
| [Certificate of Proposed Lawful Development for an extension to the gable, dormer window to the rear and rooflights to the front; single storey extension to the side](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=SUCL1PJB0C000&activeTab=summary) | 38 Markham Avenue Rawdon Leeds LS19 6NF | Ref. No: 25/02233/CLP | Validated: Tue 15 Apr 2025 | Status: Decided | The Parish Council did not comment on this application | Approved |
| [Part two-storey part first floor side extension; alterations to existing fenestration to ground floor rear elevation; conversion of exisitng garage to habitable accommodation](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=SV9W6JJBFGP00&activeTab=summary) | Green Garth High Close Rawdon LS19 6HF | Ref. No: 25/02594/FU | Validated: Fri 25 Apr 2025 | Status: Decided | The Parish Council has considered this application which is situated in the greenbelt and neither supports nor objects to it | Approved |
| [Variation of condition 2 (Outside Space Hours) and 3 (Opening Hours) to previously approved Planning Application 22/03956/FU (Change of Use for permanent retention of Bar and Charcuterie (Sui Generis)) to extend the hours of licensable activities with the sale by retail of alcohol and extended hours for seating outside](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=SVKKUEJBIT000&activeTab=summary) | 9 Harrogate Road Rawdon Leeds LS19 6HW | Ref. No: 25/02688/FU | Validated: Thu 01 May 2025 | Status: Decided | The Parish Council has considered this application and neither supports nor objects to it | Approved |
| [Certificate of Proposed Lawful Development for dormer window to rear and three rooflights to front of dwelling.](https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=SWNPLPJB2O200&activeTab=summary) | 33 Larkfield Drive Rawdon Leeds LS19 6EL | Ref. No: 25/03087/CLP | Validated: Fri 30 May 2025 | Status: Decided | The Parish Council did not comment on this application | Approved |

**PL/2025/14 Reports of matters members and the Clerk would like to draw to the attention of the Committee**

Report to enforcement by Civic Society of oversized screens on Acacia Park Terrace

Highways consultation re traffic orders in Guiseley & Rawdon ward