



RAWDON PARISH COUNCIL PLANNING AND HIGHWAYS COMMITTEE

Minutes of a meeting held on Wednesday 20th August 2025 at Greenacre Hall on the rising of Full Council

Present Cllrs A Carr, J Carr, Collins, Gantschuk, Hunt, Shemilt & Warrior

PL/2025/24 Public Participation

NIL

PL/2025/25 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 Taylor

PL/2025/26 Declarations of Interests

NIL

PL/2025/27 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 7

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

Description	Address	Reference	Comment
<u>Part two storey, part single storey side extension and new first floor window to side</u>	18 Mill Square Horsforth Leeds LS18 4GJ	Ref. No: 25/02929/FU Received: Thu 15 May 2025 Validated: Thu 17 Jul 2025 Status: Pending Consideration	The Parish Council has considered this application and neither supports nor objects to it
<u>Conversion of garage to habitable accommodation; formation of opening to rear boundary</u>	5 Grosvenor Mews Rawdon Leeds LS19 6SD	Ref. No: 25/04260/FU Received: Thu 17 Jul 2025 Validated: Thu 24 Jul 2025 Status: Pending Consideration	The Parish Council has considered this application which is situated in the Little London Conservation Area and neither supports nor objects to it

Signed.....

Date.....

<p><u>Creation of new first and second floor levels to existing bungalow to form dwelling house, incorporating gable wall extensions to both sides; part two storey part single storey extension to front and side, incorporating a triple garage with rooflights to rear and three dormer windows to front, steps to lower ground floor ; new entrance door with feature glazing above; patio to rear with the steps and glass balustrade; new lower ground floor including new sunken patio to rear; demolition of existing conservatory; rooflights to front and rear</u></p>	<p>Tolcan 25 Peasehill Close Rawdon LS19 6EF</p>	<p>Ref. No: 25/04381/FU Received: Wed 23 Jul 2025 Validated: Wed 23 Jul 2025 Status: Pending Consideration</p>	<p>The Parish Council has considered this application and neither supports nor objects to it.</p>
<p><u>First floor side extension; Single storey side extension with juliet balcony to front, two dormer windows to front and two roof lights to rear Renewal of previous application 20/06124/FU.</u></p>	<p>The Hollies Woodlands Drive Rawdon Leeds BD10 0NX</p>	<p>Ref. No: 25/04567/FU Received: Thu 31 Jul 2025 Validated: Wed 06 Aug 2025 Status: Pending Consideration</p>	<p>The Parish Council has considered this application and neither supports nor objects to this application however it seeks that conditions applied to any approval respect the setting of the Cragg Wood Conservation Area and green belt.</p>

<u>Part two and single storey side/rear extension; addition of roof lights to front and a dormer with windows and juliet balcony to rear to form rooms in roof space; new hardstanding, regrading and alterations to boundary treatment to front to form widened driveway; new gate to side; associated landscaping</u>	5 Crow Trees Park Rawdon Leeds LS19 6HH	Ref. No: 25/04621/FU Received: Mon 04 Aug 2025 Validated: Thu 07 Aug 2025 Status: Pending Consideration	The Parish Council has considered this application and neither supports nor objects to it
---	--	---	---

PL/2025/29 Decisions made by Leeds City Council

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

Description	Address	Reference	RPC Comment	LCC Decision
<u>Two storey infill extensions to both properties on the north elevation including two new roof lights to number 2 Summerseat</u>	2 And 3 Summerseat Far Well Road Rawdon Leeds LS19 6QE	Ref. No: 25/02454/FU Validated: Thu 15 May 2025 Status: Decided	The Parish Council has considered this application and neither supports nor objects to it	Approved
<u>Two storey side extension; first floor rear extension; single storey rear extension; and new entrance door to front elevation</u>	1 Larkfield Drive Rawdon Leeds LS19 6EL	Ref. No: 25/02788/FU Validated: Fri 16 May 2025 Status: Decided	The Parish Council has considered this application and neither supports nor objects to it	Approved

Signed.....

Date.....

Page 4 of 7

<u>Single storey rear and side extensions; raised patio to rear</u>	7 Southlands Avenue Rawdon Leeds LS19 6JN	Ref. No: 25/03203/FU Validated: Thu 29 May 2025 Status: Decided	The Parish Council has considered this application and neither supports nor objects to it	Approved
<u>Two storey and single storey side extension with dormers to front and rear; new pitched roof and roof lantern to rear; dormer to side</u>	The Conifers 2 Layton Drive Rawdon Leeds LS19 6QY	Ref. No: 25/03257/FU Validated: Wed 04 Jun 2025 Status: Decided	The Parish Council has considered this application and neither supports nor objects to it	Approved
<u>Demolition of existing garage and side extension; two storey side and single storey side and rear extension</u>	37 Canada Drive Rawdon Leeds LS19 6LU	Ref. No: 25/03317/FU Validated: Mon 09 Jun 2025 Status: Decided	The Parish Council has considered this application and neither supports nor objects to it	Approved

Signed.....

Date.....

<p><u>Single storey side extension</u></p>	<p>Buckstone Hall Lodge Cliffe Drive Rawdon Leeds LS19 6LL</p>	<p>Ref. No: 25/03366/FU Validated: Wed 11 Jun 2025 Status: Decided</p>	<p>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</p>	<p>Refused - The Local Planning Authority considers that the proposed extension represents a disproportionate addition to the existing property and as such constitutes inappropriate development within the Green Belt. Furthermore, the extension would be situated on land outside of the domestic curtilage which would not only adversely impact the openness and character of the Green Belt but also the character and appearance of the Special Landscape Area and Conservation Area. 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 and given the concerns detailed, the proposal is therefore contrary to policies policy P11 of the Core Strategy, policies GP5, N19, N33, N37 and GB25 of the Leeds Unitary Development Plan (Review) 2006, to policy HDG3 of the Householder Design Guide Supplementary Planning Document (and to the guidance contained within in it) and to the policy set out in the National Planning Policy Framework.</p>
--	--	--	--	--

Part two storey, part single storey side and rear extensions; new steps to front; additional hard standing to front	14 Park View Terrace Rawdon Leeds LS19 6ES	Ref. No: 25/03527/FU Validated: Fri 13 Jun 2025 Status: Decided	The Parish Council has considered this application which is situated in the Littlemoor Conservation Area and neither supports nor objects to it	Approved
---	--	--	---	----------

PL/2025/30 Report on the SIDs

Members reviewed the data and it was **resolved** that the Website Officer produce a draft webpage for review at the next meeting

PL/2025/31 Reports of matters members and the Clerk would like to draw to the attention of the Committee

Some white lining has occurred on Town Street but it is incomplete.

Signed.....

Date.....

Page 7 of 7