

# Menston Parish Council

## Planning Committee Meeting

Thursday 26<sup>th</sup> May 2022 at 8.30pm

### MINUTES

**Present:** Councillors Gordon Metcalfe (Chairman), Marilyn Banister, Philip Moore, Jamie Needle, Dale Smith and Jo White

**Clerk:** Catriona Hanson

**P2022/057** Councillor Metcalfe agreed to chair the meeting.

#### **P2022/058 Apologies for absence**

Apologies for absence were received and accepted from Councillor Goodith White.

#### **P2022/059 Disclosures of interest**

None.

#### **P2022/060 Public consultation**

One member of the public was present at the meeting.

#### **P2022/061 Minutes of the previous meeting and progress report**

**RESOLVED** that the minutes of Menston Parish Council's Planning Committee meeting held on 28<sup>th</sup> April 2022 be agreed and accepted as a true and accurate record.

**Proposed:** Councillor Metcalfe

#### **P2022/062 Outcome of previous planning applications**

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
22/00437/LBC	Hagwood Farm	Change of use and alterations to existing barns to form two dwellings, two detached garages and installation of package treatment plant	Pending consideration
22/00436/FUL	Barn Bleach Mill Lane Menston		Pending consideration
22/01053/HOU	Aingarth Burley Road Menston	Single storey side extensions	Granted
22/01095/VOC	Hill Top Farm Cottage Hillings Lane Menston	Removal of Condition 4 (window frames and external doors) of planning permission 02/03479/FUL	Granted
22/01111/HOU	10 Croft Rise Menston	Single storey rear extension and internal alterations. Proposed garage conversion and new roof with lantern	Granted
22/01199/HOU	21 Wentworth Close Menston	Conversion of garage to a habitable space and extension to link existing property	Granted
22/01160/HOU	47 Ellar Gardens Menston	Single storey rear extension, front canopy, raised decking and internal/external alterations	Granted

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
22/01240/HOU	7 Croft Way Menston	Proposed front porch and amendments to driveway / front garden area including extension of existing drop kerb.	Granted
22/01359/HOU	24 Park Road Menston	Two storey rear extension, side extension and full internal reconfiguration	Pending consideration
22/01320/HOU	8 Brooklands Park Chevin Avenue Menston	Demolish conservatory and construct single-storey rear extension. External insulation and rendering of the existing house	Pending decision
22/01523/HOU	1 Croft Close Menston	Increase in ridge/eaves height of house to enlarge first floor. Single storey side extension. Demolition of detached double garage and construction of replacement garage with studio/home office above.	Pending consideration
22/01372/HOU	Belvedere St Johns Park Menston	Single storey rear extension plus to raise roof to existing outbuilding	Pending consideration
22/01748/HOU	41 Ellar Gardens Menston	Construction of rear orangery extension	Pending consideration
22/01735/HOU	12 Carlrayne Lane Menston	Single storey first floor front extension	Pending consideration
22/01779/HOU	11 Croft Way Menston	Retrospective application - new garage in the parking space by the side of house and convert garage into a room with a toilet	Pending consideration

### **P2022/063 Planning applications to consider**

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
22/01921/HOU	118 Bradford Road, Menston	Alterations including partial demolition to existing property, and construction of a 2.5 storey side extension	Recommended for approval
22/01937/HOU	3 Grange Avenue Menston	Demolition of existing garage and front porch, construction of part single and part two storey side and rear extension (resubmission)	Recommended for approval
22/01966/HOU	42 Main Street Menston	Proposed conversion of existing garage to form sun room and garden store. Replacement of existing windows and construction of french doors at first floor level to allow access onto existing balcony	Recommended for approval
22/01940/HOU	2 Grange Avenue Menston	Double storey side extension	Recommended for approval

Planning ref no	Site location	Brief description of proposal	Outcome
22/02000/HOU	17 Halstead Drive Menston	Small extension to the front elevation, part single and part two storey rear extension. Demolition of garage and alterations to drive	Recommended for approval
22/01855/FUL	Hill Top Farm Hillings Lane Menston	Change of use of one agricultural building to a C3 dwelling house and partial change of use of associated barn to form ancillary garage, with remainder demolished to form curtilage.	Recommended for refusal as this constitutes development in the green belt which will generate more traffic. The Parish Council is concerned that site access will be a problem and there are no sight lines
22/01760/FUL	Bridge Cottage Clarence Drive Menston	Detached garage	The Parish Council agreed to seek comments from the residents' association
22/01848/HOU	24 West Chevin Road Menston	Formation of new sliding doors to front elevation	Recommended for approval
22/02070/HOU	The Pump House Hillings Lane Menston	Single storey extension	Recommended for refusal as this constitutes development in the green belt
22/00372/PNO	Menston Railway Station, Station Road Menston	Proposed diversion of part of the Public Footpath No 70 (Ilkley) at Menston Railway Station, Station Road, Menston LS29 6JH	The Parish Council agreed to pose a question about wheelchair access from Brooklands to Westbourne Drive
22/02217/HOU	10 Croft Drive Menston	Single storey side and rear extension to connect garage; single storey rear garage extension; new front garden driveway	Recommended for refusal as this is overdevelopment of the land and the parking is inadequate and the development overlooks and overshadows the property at 8 Croft Drive
22/02227/HOU	2 Wharfedale View Menston	Construction of two-storey side extension, single-storey front extension and single-storey rear extension with balcony above	Recommended for approval

#### **P2022/064 Planning Panel**

It was agreed that the applications for Hill Top Farm and The Pump House should be referred to the Planning Panel.

#### **P2022/065 To note any planning applications not for consultation**

None.

#### **P2022/066 Neighbourhood Development Plan**

Councillor Metcalfe agreed to forward a copy of the draft plan to Councillor Banister.

**P2022/067 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council**

None.

**P2022/068 To report any progress on Bradford Council's Local Plan**

None.

**2022/069 Chairman's remarks and correspondence**

Councillor Moore thanked Councillor Metcalfe for chairing the meeting and for his work and commitment as Chairman of the Planning Committee.

**P2022/070 Date of next meeting**

It was agreed that the next meeting will take place on Thursday 30<sup>th</sup> June 2022 following the Parish Council meeting which starts at 7.00pm.

There was no further discussion and the meeting ended at 9.15pm

DRAFT