

Menston Parish Council

Planning Committee Meeting

Thursday 30th June 2022 at 9.10pm

MINUTES

Present: Councillors Jamie Needle (Chairman), Marilyn Banister, Philip Moore, Goodith White and Jo White

Clerk: Catriona Hanson

P2022/071 Councillor Needle welcomed everyone to the meeting.

P2022/072 Apologies for absence

Apologies for absence were received and accepted from Councillors Metcalfe and Smith.

P2022/073 Disclosures of interest

None.

P2022/074 Public consultation

None.

P2022/075 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 26th May 2022 be agreed and accepted as a true and accurate record.

Proposed: Councillor Needle

P2022/076 Outcome of previous planning applications

Planning ref no	Site location	Brief description of proposal	Outcome
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
22/01359/HOU	24 Park Road Menston	Two storey rear extension, side extension and full internal reconfiguration	Refused
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	Granted
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.	Granted

Planning ref no	Site location	Brief description of proposal	Outcome
22/01372/HOU	Belvedere St Johns Park Menston	Single storey rear extension plus to raise roof to existing outbuilding	Granted
22/01748/HOU	41 Ellar Gardens Menston	Construction of rear orangery extension	Granted
22/01735/HOU	12 Carlayne Lane Menston	Single storey first floor front extension	Pending consideration
22/01921/HOU	118 Bradford Road, Menston	Alterations including partial demolition to existing property, and construction of a 2.5 storey side extension	Pending consideration
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)	Pending consideration
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	Pending consideration
22/01940/HOU	2 Grange Avenue Menston	Double storey side extension	Pending consideration
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	Pending consideration
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.	Pending consideration
22/01760/FUL	Bridge Cottage Clarence Drive Menston	Detached garage	Pending consideration
22/01848/HOU	24 West Chevin Road Menston	Formation of new sliding doors to front elevation	Pending consideration
22/02070/HOU	The Pump House Hillings Lane Menston	Single storey extension	Pending consideration
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	Pending consideration
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	Pending consideration
22/02227/HOU	2 Wharfedale View Menston	Construction of two-storey side extension, single-storey front	Pending consideration

Planning ref no	Site location	Brief description of proposal	Outcome
		extension and single-storey rear extension with balcony above	

After some discussion the Planning Committee agreed to withdraw their previous objections to the application for Hilltop Farm (22/01855/FUL).

Comments about the proposed disabled access at the railway station in Menston had been forwarded to Network Rail. Their response is as follows:

'The provision of the lifts is entirely for the use of rail passengers and is not designed to facilitate disabled access from Brooklands to Westbourne Drive and vice versa. We are not funded to provide improvements to the ginnel beyond the station to Brooklands, were they necessary; any wheelchair passengers will be expected to access the station and trains via the main entrance. In this respect there is no change in circumstances from the present situation, in that there is no disabled access from Brooklands to Westbourne Drive.'

P2022/077 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
22/01933/HOU	10 Leathley Crescent Menston	Front porch extension	Recommended for approval
22/02326/HOU	The Woodlands Burley Lane Menston	A single storey rear extension and an oak frame car port	Recommended for approval
22/02471/HOU	24 Park Road Menston	Double storey rear extension; single storey side extension	Recommended for approval
22/02631/HOU	3 Croft Rise Menston	Proposed single storey side extension and conversion of existing Garage to create Utility room	Recommended for approval
22/02640/HOU	5 Garth Grove Menston	Double storey side extension; single storey rear extension; front porch extension (included in previous application plans but not included in description)	The Parish Council is concerned that the proposed development is so close to the boundary that this will look like overdevelopment of the site
22/02641/HOU	26 Brooklands Lane Menston	First floor side extension	Recommended for approval

P2022/078 Planning Panel

None

P2022/079 To note any planning applications not for consultation

None.

P2022/080 Neighbourhood Development Plan

Councillor Moore agreed to re-circulate a copy of the draft report

P2022/081 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2022/082 To report any progress on Bradford Council's Local Plan
None.

2022/083 Chairman's remarks and correspondence
None.

P2022/084 Date of next meeting

It was agreed that the next meeting will take place on Thursday 28th July 2022 following the Parish Council meeting which starts at 7.00pm.

There was no further discussion and the meeting ended at 9.30pm