

Menston Parish Council Planning Committee Meeting

Thursday 29th September 2022

MINUTES

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

P2022/115 Councillor Needle welcomed everyone to the meeting.

P2022/116 Apologies for absence

Apologies for absence were received from Councillor Metcalfe

P2022/117 Disclosures of interest

None.

P2022/118 Public consultation

None.

P2022/119 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 25th August 2022 be agreed and accepted as a true and accurate record.

Proposed: Councillor Banister

P2022/120 Outcome of previous planning applications

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	Granted
22/02070/HOU	The Pump House Hillings Lane Menston	Single storey extension	Pending consideration
22/02326/HOU	The Woodlands Burley Lane Menston	A single storey rear extension and an oak frame car port	Pending consideration
22/02685/FUL	9A Cleasby Road Menston LS29 6JE	Change of use of existing annex, until recently used as fitness/gym/rehabilitation business, to private dental practice, with addition of a window to south elevation.	Refused
22/02914/FUL	Land At Grid Ref 415820 444018 Moor Lane Menston	Conversion of agricultural unit to C3 dwelling house	Pending consideration

Planning ref no	Site location	Brief description of proposal	Outcome
22/03084/HOU	19 Croft Park Menston LS29 6LY	Demolition of existing garage, two storey front, side and rear extensions	Granted
22/03142/HOU	2 Park Way Menston	Single storey side extension	Granted
22/03312/HOU	13 Park Road Menston	Two storey side and rear extension and single storey side extension	Granted
22/03343/HOU	Cranleigh 27 Moorland Crescent Menston	Two storey side and rear extension, first floor single storey rear and side extension over existing ground floor	Pending consideration
22/03511/HOU	11 Croft Way Menston	Single storey side extension (garage) and conversion of existing garage to habitable space (retrospective) - resubmission	Pending decision
22/03544/HOU	76 Cleasby Road Menston	Erection of two storey, rear extension and single storey rear extension to replace existing. Changes to fenestration, conversion of detached garage to annexe and alterations to driveway.	Pending consideration

P2022/121 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
22/03704/HOU	30 Farnley Road Menston	Demolition of existing flat-roofed double garage. Construction of a detached stone garage	Recommended for approval
22/03751/HOU	4 Croft Rise Menston	Removal of existing flat roof garage and carport; construction of new single storey side extension	Recommended for approval
22/03777/HOU	12 Oakridge Avenue Menston	Single storey rear extension and front porch	Recommended for approval
22/03884/HOU	Bramlea 4 St Johns Park Menston	Demolition of existing front porch and rear conservatory. Construction of front porch and rear extension Insertion of rooflights	Recommended for approval
22/03854/HOU	27 Brooklands Lane Menston	Part single and part two storey side/rear extension forming open plan kitchen/dining area, family area, utility/WC, study, entrance hall, new house	Recommended for approval

Planning ref no	Site location	Brief description of proposal	Outcome
		bathroom and master bedroom with en-suite, existing garage removed.	
22/03716/HOU	3 Lapwing Avenue Menston	Conversion of integral garage into a living area/study; garage door to be replaced with a window	Recommended for approval, provided that there is sufficient room for 2 cars to park on the drive

P2022/122 Planning Panel

Councillor Needle offered to contact the Planning Officer in respect of the planning application 22/02914/FUL.

RESOLVED: to consult Andrew Towleron and ask him to provide a quotation for providing advice about this application. It was also agreed to delegate the decision to accept the quotation to Councillor Needle.

Proposed: Councillor Smith

P2022/123 To receive an update about the Parish Council's concerns about the Menston Station footpath proposal

The Clerk reported that she had not received a response from Network Rail to the request for a site meeting. It was agreed that the Clerk would forward the request to the Planning Officer and ask her to forward to Network Rail.

P2022/124 To note any planning applications not for consultation

None.

P2022/125 Neighbourhood Development Plan

Councillors Banister, Smith, Goodith White and Jo White had met to look at the first draft. A copy of the draft plan had been circulated for comments, Councillors Moore and Needle agreed to add their comments to the draft. The working party agreed that a consultation exercise needs to be carried out with Menston residents, factual information needs to be updated and other local groups with specialist knowledge should be invited to participate. It was agreed that the Clerk would contact Andrew Towleron and invite him to a separate meeting to discuss a way forward.

It was agreed that any future meetings of the working party would be held at Kirklands.

P2022/126 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2022/127 To report any progress on Bradford Council's Local Plan

None.

2022/128 Chairman's remarks and correspondence

Councillor Needle agreed to contact Andrew Solomon from Bradford Council's Highways Department about the highway proposals.

P2022/129 Date of next meeting

It was agreed that the next meeting will take place on Thursday 27th October 2022 following the Parish Council meeting which starts at 7.00pm.