

Menston Parish Council

Planning Committee Meeting

Thursday 24th November 2022

MINUTES

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

P2022/145 Councillor Needle welcomed everyone to the meeting.

P2022/146 Apologies for absence

Apologies for absence were received from Councillor Philip Moore

P2022/147 Disclosures of interest

None.

P2022/148 Public consultation

None.

P2022/149 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 24th October 2022 be agreed and accepted as a true and accurate record.

Proposed: Councillor Needle

P2022/150 Outcome of previous planning applications

Councillor Metcalfe advised the meeting that he has raised concerns with Planning Officer Martyn Burke about some land between Heather Bank and Reservoir House on Hillings Lane which appears to have been developed without planning permission. Mr Burke has confirmed that this area of land is within the green belt.

Planning ref no	Site location	Brief description of proposal	Outcome
22/02070/HOU	The Pump House Hillings Lane Menston	Single storey extension	Refused
22/02326/HOU	The Woodlands Burley Lane Menston	A single storey rear extension and an oak frame car port	Granted
22/02914/FUL	Land At Grid Ref 415820 444018 Moor Lane Menston	Conversion of agricultural unit to C3 dwelling house	Granted
22/03704/HOU	30 Farnley Road Menston	Demolition of existing flat-roofed double garage. Construction of a detached stone garage	Granted
22/03751/HOU	4 Croft Rise Menston	Removal of existing flat roof garage and carport; construction of new single storey side extension	Granted

Planning ref no	Site location	Brief description of proposal	Outcome
22/03777/HOU	12 Oakridge Avenue Menston	Single storey rear extension and front porch	Granted
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 bathroom and master bedroom with en-suite, existing garage removed.	Granted
22/03716/HOU	3 Lapwing Avenue Menston	Conversion of integral garage into a living area/study; garage door to be replaced with a window	Granted
22/04086/HOU	16-16A Newfield Drive Menston	Pitched roof to existing garage; pitched roof to existing single storey extension; construction of detached double garage; new render finish to exterior; flat roof kitchen/dining area in garden; hard landscaping; heat source air pump	Pending consideration
22/04222/HOU	52 Brooklands Way Menston	Side/rear extension and rendering	Pending consideration
22/04246/HOU	3 Croft Rise Menston	single storey rear extension	Pending consideration

P2022/151 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
22/04440/HOU	37 Croft Way Menston	Single storey front porch extension to enable wheelchair access	Recommended for approval
22/04316/FUL	Chevin End Guest House West Chevin Road Menston	Change of use and minor external alterations of detached guest house (C1) to residential dwelling (C3).	Recommended for refusal. The Parish Council would like to register concerns about the change of use. The planning application does not include a design statement. The Parish Council notes that there is an existing right of way to the left of the property which must be retained
22/04738/HOU	5 Grange Farm Close Menston	Removal of windows and replacement with sliding doors on rear elevation.	Recommended for approval

P2022/152 Planning Panel

It was agreed to refer the planning application 22/04316/FUL to the Planning Panel.

P2022/153 To note any planning applications not for consultation

None.

P2022/154 Neighbourhood Development Plan

The notes from the meeting on 10th November had been circulated.

P2022/155 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2022/156 To report any progress on Bradford Council's Local Plan

None.

P2022/157 Chairman's remarks and correspondence

None.

P2022/158 Delegation of planning applications

It was agreed to delegate the decision on planning applications received until the end of December to the Chairman, Vice Chairman and the Clerk, in consultation with the rest of the Parish Council.

P2022/159 Date of next meeting

It was agreed that the next meeting will take place on Thursday 26th January 2023 following the Parish Council meeting which starts at 7.00pm.