

Menston Parish Council Planning Committee Meeting

Thursday 27th July 2023

MINUTES

Present: Councillors Marilyn Banister (Chairman), Philip Moore, Dale Smith (until 8.25pm), Chris Steele, Goodith White and Jo White

P2023/085 Councillor Banister welcomed everyone to the meeting.

P2023/086 Apologies for absence

None.

P2023/087 Disclosures of interest

Councillor Smith declared an interest in the application 23/02105/FUL – Land at Park Road and Newfield Drive, Menston and withdrew from the meeting room during the discussion and vote on this application.

P2023/088 Public consultation

Three members of the public were present at the meeting and made representations about the proposed development - 23/02105/FUL – Land at Park Road and Newfield Drive Menston.

P2023/089 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 27th June 2023 be agreed and accepted as a true and accurate record.

Proposed: Councillor Banister

The meeting approved expenditure of £9 on Land Registry search fees for Reservoir House by Councillor Banister. It was agreed that Councillor Banister would contact Bradford Council's Enforcement Team to express concerns about the development of land at this location.

Councillor Banister reported that she had been in contact Bradford Council's Planning Enforcement Team with concerns about the Pump House, Bradford and was awaiting their action.

P2023/090 Outcome of previous planning applications

Planning ref no	Site location	Brief description of proposal	Outcome
23/01091/HOU	12 Bleach Mill Lane Menston	Replacement porch; Two storey side and rear extension; raised deck to the rear.	Granted
23/01559/HOU	Greystones Burley Road Menston	Two storey side extension	Pending consideration
23/01630/HOU	8 Bleach Mill Lane Menston	Part single part double storey side and rear extension with associated landscaping works. Including for the	Refused

Planning ref no	Site location	Brief description of proposal	Outcome
		demolition of existing double garage, out building and existing lean to extension	
23/01631/HOU	20 Park Road Menston	Construction of dormer bungalow including raising the ridge height	Refused
23/01641/HOU	15 Croft Park Menston	Alteration and extension to existing detached dwelling, to include: removal of existing carport and conservatory to side, then erection of part two storey, part single storey extension to side and single storey extensions, formation of double garage, wider drive formed and associated external works/ and fenestration changes	Granted
23/01674/HOU	Hagwood Farmhouse Bleach Mill Lane Menston	Demolition of existing garage and construction of replacement garage	Granted
23/01232/FUL	Hagwood Farmhouse Bleach Mill Lane Menston	Amendments to approved conversion of Unit 2 to a dwelling (Ref 23/00436/FUL): Amendments to include: Rebuilding of lean-to on West elevation, retention of existing barn door to South elevation; adjustments to some window openings and rooflights; additional rooflight, replacement of approved bi-fold doors with solid wall on West elevation, and insertion of fireplace. Plus change to the siting of approved garage (amendment to siting approved under Ref 22/05180/FUL).	Granted
23/01788/HOU	64 Bradford Road Menston	Single storey rear extension; front porch; hip to gable roof alteration and rear dormer window; hardstanding to front	Granted
23/01829/HOU	17 Park Road Menston	Extension to outbuilding to form self contained residential annexe	Granted
23/02098/HOU	61 Cleasby Road Menston	Single-storey rear extension and raised decking	Pending consideration

P2023/091 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
23/02105/FUL	Land At Park Road and Newfield Drive Menston	Construction of dormer bungalow	Recommended for refusal on the grounds that this represents an overdevelopment of the plot, the site lines are out of keeping with other properties on Park Road. There are concerns about overlooking on neighbouring properties

Planning ref no	Site location	Brief description of proposal	Outcome
			and the water culvert currently crossing the site
23/02584/HOU	15 Croft Park Menston	Alteration and extension to existing detached dwelling, removal of existing carport and conservatory to side and erection of part two storey, part single storey extension to side (partly over previous ground floor footprint), single storey extensions, formation of double garage, wider drive formed and associated external works and fenestration changes, together with single storey porch structure	The Parish Council agreed to recommend for approval provided all the windows on the first floor facing west need to be obscure glass (they are bathrooms/ ensuite). On the plan, only one of them has an arrow saying it will be obscure glass
23/02649/HOU	20 Park Road Menston	Extension of bungalow including raising ridge height and adding dormer windows to front and rear	The Parish Council agreed to recommend for approval provided the two windows at first floor level on the south side are glazed with obscure glass

Councillor Smith, having declared an interest in the application 23/02105/FUL – Land at Park Road/Newall Drive withdrew from the meeting room during the discussion and vote on this application.

Councillor Smith left the meeting altogether at 8.25pm.

P2023/092 Planning Panel

None.

P2023/093 To note any planning applications not for consultation

23/02322/CLP - Construction of single storey side extension - Bella Vista St Johns Park Menston.

The Clerk was asked to check whether the application 18/03382/CLP for 52 Farnley Road had been granted.

P2023/094 Neighbourhood Development Plan

Following a discussion about the Neighbourhood Plan it was agreed that Councillor Banister would invite Kay Kirkham from Harden Parish Council to talk to the Parish Council about Harden Parish Council's experience of producing their Neighbourhood Plan.

P2023/095 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2023/096 To report any progress on Bradford Council's Local Plan

Councillor Goodith White had attended Bradford Council's stakeholder consultation event to look at local housing need on 17th July. She explained that this is an introduction to a consultation exercise to investigate housing need. It was agreed that Councillor Banister would contact one of the consultants present at the event – Michael Bullock at Arc4.

P2023/097 Chairman's remarks and correspondence

None.

P2023/098 Date of next meeting

It was agreed that the next meeting will take place on Thursday 31st August 2023 following the Parish Council meeting which starts at 7.05pm.