

## **Menston Neighbourhood Forum**

### **Minutes of a meeting held on Tuesday 3<sup>rd</sup> June 2014 at 7.00pm**

**Present:** Alan Elsegood, Cllr Dale Smith, Quentin Mackenzie, David Rhodes, Lillas McCulloch, Philip Moore, Paula Truman (Shipley Area Office, Sgt Khan (Police), Simon D'Vali (Bradford Transportation and Highways), Richard Gelder (Bradford Transportation and Highways) and approximately 40 members of the public

#### **1. Welcome and Introduction**

Paula Truman welcomed everyone to the joint Menston Neighbourhood Forum meeting and introduced the three Wharfedale Ward Councillors. She gave her contact details and welcomed any queries or questions.

#### **2. Apologies for absence**

Paula Truman gave apologies for absence from Sgt Matt Donohoe. Sgt Khan will be attending the meeting to give an update from the police.

#### **3. Planning Issues**

Paula Truman read out a statement from Bradford Council's Planning Department and explained that she would take any questions raised back to Planning for a response.

The update had been prepared by John Eyles from Bradford Council's Major Development Team and Minerals and Waste Planning. It stated that there are two outstanding planning applications: laying out of access road and the construction of 12 family homes, reference number 13/04451/MAF at Bingley Road, Menston, submitted by Chartford Developments Ltd. Residential development of 134 dwellings and associated works, reference 13/04897/MAF submitted by Taylor at Bingley Road, Menston.

Both applications will be considered by the Council's Regulatory and Appeals Committee. Local residents have raised concerns about land drainage and the potential for local flooding. The Developers have been asked to consider these issues before the applications are considered by the Council's Regulatory and Appeals Committee. No date has yet been agreed for this Committee meeting.

Any Menston residents who have made representations will be sent a notification letter or email once a Committee date has been arranged. Although the dates for making representations have now expired, the Council will continue to accept representations right up until the Committee date.

The other key housing site in Menston is at Derry Hill. Full planning permission already exists for 173 dwellings, subject to S106 contributions. The developer, Barratt Homes have now submitted details to discharge planning conditions – this is required for any commencement on site.

Paula Truman agreed to ask the Planning Department to respond to the following questions:

- Will the application for Derry Hill be returned to the Regulatory and Appeals Committee once the drainage conditions are considered?
- Two “planning notices” were recently posted in Menston – one at Meadowcroft and the other in Red House Gardens, these were amended with correction fluid”. No other official notification has been provided.
- How will Barratt Homes meet the necessary drainage conditions?

#### 4. **Traffic and Highways**

Simon D’Vali and Richard Gelder from Bradford Council’s Highways Department gave a presentation about traffic and highways issues in Menston and answered questions.

Simon D’Vali explained that the proposed highways upgrades are a result of the developments. An Open Day was held in Menston and all comments were incorporated wherever possible. Bradford Council is now waiting for the S278 agreements to be signed before finalising the scheme. The next stage involves the formal notification on site. Menston residents will be able to make written representations to Bradford Council’s Legal Services who will forward them to the Area Committee who have the authority to make any changes to the scheme.

Richard Gelder explained that the S278 had been sent to the developer to sign today. The Council’s Legal Services will be signing on behalf of the Council. Once the agreements have been signed the developers will transfer the agreed sums of money to the Council to finance the agreed works.

Following a number of questions about the validity of the consultation exercise and the S278 agreement it was agreed that the traffic development plans would be forwarded to Paula Truman, Menston Parish Council, Menston Community Association and Menston Action Group for comments.

Q. There is no evidence of the planning conditions having been met.

A. Richard Gelder assured the audience that details of the planning conditions would be available on the Council’s Planning Portal.

Q. Concerns were raised about the flooding issues.

A. If the flooding conditions were part of the condition in the permission, Barratt Homes must demonstrate how they will address them.

Paula Truman agreed to refer this question to Drainage.

A number of questions were raised about other traffic issues in Menston:

Q. Access problems for any traffic driving towards Menston on the A6038 from Otley. It is difficult to join the line of traffic at the Fox and Hounds roundabout and almost impossible to turn right into Station Road, particularly between 5.30pm – 6.00pm.

A. There have been a number of funding applications for road improvements at the roundabout, but none have been successful. Some funds may be available from the new Combined Authority – although some other junctions have higher priorities. Bradford Council needs to talk to Network Rail about access problems on Station Road.

Q. Stone chippings have been laid on Cleasby Road and Park Road within the last 2 days. Potholes on the roads are now full with leaves and stone chippings.

A. Will raise this with Highway Maintenance.

Q. Are there any plans to introduce traffic calming on Bingley Road?

A. There are plans for speed cushions and a redesign of the roundabouts at the junction with Main Street. The new roundabout will be larger and force drivers to stop. One of the footpaths will be removed to allow the roundabout to be enlarged and the new design will take account of larger vehicles' turning circles.

Q. A large number of Menston and High Royds residents would welcome the re-opening of Menston Drive.

A. We will review the planning permission for the scheme.

Q. A resident from Cleasby Road raised concerns about parking.

A. This particular issue will be raised at the next Area Committee meeting with the recommendation that four on-street parking spaces should be provided solely for the residents of the four properties affected.

Q. A resident raised concerns about possible parking on Hawksworth Drive by residents of new developments.

A. Anyone in Hawksworth Drive who does not have a driveway was advised to talk to Highways.

Q. Concerns were raised about an increase in parking problems in Cleasby Road and Main Street once the Post Office is relocated.

A. Consultation on the proposed change continues until 26<sup>th</sup> June. There are often parking problems at the existing premises, and the car park at Kirklands is not far from the new location.

## **5. Dementia Friendly Communities**

Paula Truman gave a short presentation about work being carried out by Bradford Council and the Alzheimer's Society to develop Dementia Friendly Communities.

The aim of the programme is to provide the right level of support to enable people to continue to live in the community.

Bradford Council is promoting two initiatives for local people: becoming a Dementia Friend – this involves an hour-long training session to raise awareness; and becoming a Dementia Champion – who will be able to deliver training to Dementia Friends.

Paula Truman also stressed:

- Dementia is not a natural part of growing old
- Dementia is a disease – Alzheimers is the most common example
- Dementia can affect thinking and concentration
- It is possible to live well with dementia
- There is more to people than dementia

Menston residents were encouraged to volunteer by adding their names to the sign up sheet.

## **6. Crime issues and home safety**

Sgt Khan from the police gave an update about local crime and safety issues.

The police services in Bradford have recently been restructured. There are now six Neighbourhood Police Teams and Menston is part of the Shipley NPT.

Although overall crime in Wharfedale is low, there has recently been a spike in the number of domestic burglaries where entry has been gained from the rear, often through uPvc doors with a Europrofile locking system. Sgt Khan advised the meeting that the police are able to give advice about secure locking systems, particularly for uPVC doors and recommended contacting PCSO Darrin Thompson to arrange a visit.

There has also been a pattern in the Wharfe Valley where sheds and garages are targeted for the theft of gardening equipment and bicycles. Sgt Khan recommended improving locks on sheds and garages and installing alarms – these can be battery operated where the premises do not have mains electricity.

Both Burley and Menston have been targets of car crime – a number of cases of insecure vehicles which contain electrical items have been targeted. Sgt Khan recommended checking that all vehicles have been locked. There have also been a number of cases of Audi and Volkswagen cars being targeted for high quality audio equipment.

Q. With shift patterns changing, are there more police around at night?

A. Yes, colleagues have been transferred from other areas.

Paula Truman thanked Sgt Khan for his presentation.

## **7. Green Dog Walkers Scheme**

Paula Truman gave a short presentation about the Green Dog Walkers Scheme.

This was devised in Falkirk in Scotland and has been very successful. Dog walkers sign up to an agreement to always clean up after their dogs, to always carry extra doggy bags and make them available to other dog walkers and to approach other dog walkers in a friendly non-confrontational way. People who do not own dogs can also join.

Anyone signing up will receive an arm band, or can choose a “sleeve” for their dog lead.

The scheme recently started in Bingley and has been so successful that it now has its own Facebook page.

Paula Truman urged everyone present to pass the message onto their friends and neighbours.

## **8. Update on the Tour de France**

Paula Truman gave an update about the Tour de France on 5<sup>th</sup> and 6<sup>th</sup> July.

More information is available at:

[http://www.bradford.gov.uk/bmdc/leisure\\_and\\_culture/sports\\_and\\_leisure/tour\\_de\\_france](http://www.bradford.gov.uk/bmdc/leisure_and_culture/sports_and_leisure/tour_de_france).

This gives information about road closures and other information. It is anticipated that there will be more than three million visitors to Yorkshire to see the Tour, 30 miles of roads in Bradford will be used for the Tour, there will be 350 road closures and three spectator hubs. The website gives more information about road closures and the times when both the caravane and the peloton will be passing through.

A representative from the Otley Cycling Club informed the meeting that roads through Otley will be closed from 5.00am onwards on 5<sup>th</sup> July. The roads are likely to be closed all day and there is no car parking provided.

The Tour passes Burley in Wharfedale and there are a number of activities planned in Burley throughout the day and evening.

## **9. Open Forum**

Q. Could Bradford Council introduce a season ticket for the various car parks in the District?

A. Will forward this suggestion to Parking Services

Q. Does Leeds Bradford Airport plan to make any changes to the Noise Preferential Route?

A. Alan Elsegood answered this question. Proposals have been submitted to the Civil Aviation Authority for a more elevated and direct departure route to the north-west following the Burley by-pass. Aircraft would then turn either right or left once they reached the footbridge at Ben Rhydding. The decision is unlikely to be made until the end of 2015, but as this is a new flight path it could lead to more flights.

## **Menston Community Association and Parish Council Agenda**

### **1. Derry Hill and Bingley Road update**

David Rhodes gave an update about the development issues for Bingley Road and Derry Hill.

Taylor Wimpey, the Developer for Bingley Road, were granted full planning permission in October 2013. Barratt, the developer for Derry Hill have now signed the Section 106 agreement subject to the fundamental condition that they need to deal with all the water passing through the site.

Last autumn, Dale Smith sought to organise a meeting with officers from Bradford Council and David Rhodes. The meeting was to produce evidence of flooding issues involved, but Bradford Council was unforthcoming.

David Rhodes commissioned a simulation of the effects of the storm which took place in September 2012 on Derry Hill. The best available software was used and it took 16 days to evaluate.

The meeting between Dale Smith, David Rhodes, Chris Schofield and six Bradford Council officers (including the Head of Planning, Julian Jackson) finally took place in March 2014.

Prior to the Regulatory and Appeals Committee meeting in April 2013 David Rhodes' report was withheld from the Committee, together with a letter from the Environment Agency – it was claimed that this letter had not arrived. The development company carried out their own simulation exercise which showed an insignificant amount of water on the site.

David Rhodes has now re-written his report and submitted it to Bradford Council before Easter. Bradford Council has yet to respond. Chartford Homes have now carried out a flood risk evaluation and the document, which takes account of local residents' concerns about ground water emergence, is now on their website.

Philip Davies will also be raising the issue about the proposed developments in Menston in the House of Commons.

David Rhodes also commented on inaccurate diagrams used by Yorkshire Water and Chartford Homes which show surface water drains where none exist.

Alan Elsegood thanked Professor Rhodes for his presentation. He reminded Menston residents that the fight against the developments would continue and that contributions are still needed.

## **2. Menston in Bloom**

Quentin Mackenzie reminded everyone about the forthcoming Strawberry Tea and Plant Sale. He also invited Menston residents to a consultation being held on 12<sup>th</sup> and 13<sup>th</sup> June at Menston Methodist Church about the Wharfedale Greenway which aims to link Otley to Burley with the second stage linking Burley to Menston.

## **3. WW1 Commemoration**

Dale Smith gave an update about the WW1 Commemoration. This is based on Judith Knagg's book and the group will meet on 3<sup>rd</sup> June at High Royds Memorial Chapel at 7.30pm. Some of the proposed events to commemorate the Great War include a coach trip to some of the battlefields and cemeteries in Belgium and France, a play "Over by Christmas" and finding the Butterfield family chest.

## **4. Correction to diary in Menston News**

Alan Elsegood explained that the meeting in the Menston News shown as taking place on 4<sup>th</sup> June will not be taking place. A meeting will need to be arranged to elect a new chairman as the previous chairman, Steve Ellams, has resigned. Alan Elsegood gave a summary of the many initiatives which Steve had led – these included the two motor vehicle shows, installing the "barometer" outside the shop and leading the campaign to have Derry Hill recognised as a village green.

Alan Elsegood informed the meeting that he too has stood down and will convene an extraordinary meeting to elect a new chairman.

Paula Truman thanked everyone for their time and patience and closed the meeting.