

# Menston Parish Council

## Planning Committee Meeting

Thursday 25<sup>th</sup> January 2018 at 8.20pm

### MINUTES

**Present:** Councillors Metcalfe (Chairman), Peter Finlay, Quentin Mackenzie, Lillas McCulloch, Philip Moore, David Naylor and Dale Smith

**Clerk:** Catriona Hanson

#### **P2018/001 Apologies for absence**

None.

#### **P2018/002 Disclosures of interest**

Councillors McCulloch and Moore disclosed their membership of the Menston Action Group in relation to any discussions about the proposed developments on Derry Hill and Bingley Road.

Councillor Metcalfe declared an interest in the planning application for Land at Whiddon Croft.

Councillor Smith declared an interest in the planning application for 5 Brooklands Lane.

#### **P2018/003 Public consultation**

Six members of the public were present.

#### **P2018/004 Minutes of the previous meeting and progress report**

**RESOLVED** that the minutes of Menston Parish Council's Planning Committee meeting held on 30<sup>th</sup> November 2017 be agreed and accepted and signed by the Chairman of the meeting.

**Proposed:** Councillor Metcalfe.

Councillor Metcalfe agreed to review the building works at 3 Garth Grove as comments have been received that this is not in accordance with the plans.

Councillor Smith advised the meeting that he is challenging a decision made by the Chairman of Bradford Council's Planning Committee to refuse to refer the application for Anley, Clarence Drive to the Planning Panel.

#### **P2018/005 Outcome of previous planning applications**

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
17/04591/MAF	Land at Bingley Road, Menston	Demolition of a steel frame agricultural building and small agricultural shed and the residential development of 133 dwellings with associated infrastructure works and access	Pending consideration
17/05567/FUL	137A Main Street Menston	Demountable awning and side panels to front elevation to form covered seating area for existing cafe on front patio.	Refused

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
17/05795/HOU	3 Garth Grove Menston	Construction of two storey side extension	Granted
17/06247/HOU	1 Garth Grove Menston	Construction of two storey side and single storey rear extensions.	Granted
17/06251/FUL	Anley Clarence Drive Menston	Construction of detached dwelling and garage	Refused
17/06297/HOU	17 Viewlands Mount Menston	Extended single storey side extension including external decking to the rear of the property	Pending consideration
17/06333/FUL	Land Adjacent to High Doat/Hazelmere Burley Lane Menston	Construction of detached dwelling, landscaping, parking and associated works - utilising existing access approved under 14/01653/FUL	Pending consideration

#### **P2018/006 Planning applications to consider**

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
17/06681/HOU	West Point Burley Lane Menston	Demolition of conservatory, construction of single storey rear extension	No objections
17/06781/FUL	15 Station Road Menston	New detached house and external works to side garden (re-submission)	See below
Recommended for refusal. The Parish Council consider this proposal to be a contrived application for an extremely small house on a plot too small which would not fit into the street scene, would create overlooking and overshadowing to houses on Farnley Road and indeed No.15 itself. We understand the removal of the tree is also an issue. The application is little different to that previously rejected.			
17/06671/HOU	33 Ellar Gardens Menston	Single storey rear extension	No objections
17/06959/FUL	Land At 5 Whiddon Croft Menston	Construction of single detached dwelling and detached garage.	No objections
18/00087/HOU	5 Brooklands Lane Menston	Replacement front porch	No objections
18/00077/HOU	45A Cleasby Road Menston	Two-storey side extension	No objections
18/00137/HOU	Fairhaven Clarence Drive Menston	Single storey flat roof extension, incl. installation of rooflights and internal alterations	No objections

#### **P2018/007 Planning Panel**

The Parish Council agreed to recommend that the application for 15 Station Road and Land at Whiddon Croft be referred to the Planning Panel.

**P2018/008 Green belt consultation**

Councillor Metcalfe thanked Alan Elsegood for forwarding the copy of his submission and agreed to draft a response from the Parish Council and to circulate for comments before submitting it to Bradford Council.

**P2018/009 To report any progress on Bradford Council's Local Plan**

The Parish Council is now awaiting the site allocations consultation from Bradford Council's Planning Department.

**P2018/010 To receive an update about the Neighbourhood Development Plan**

It was agreed to leave this matter on the table.

**P2018/011 Proposed Derry Hill/Moor Lane and Bingley Road developments**

Steve Ellams gave an update about the interim report by JBA which has now been circulated to the Parish Council for comments. It was agreed to forward comments to David Rhodes. Once the report has been finalised it will be sent to Bradford Council with a covering letter from the Parish Council.

**P2018/012 Chairman's remarks and correspondence**

None.

**P2018/013 Date of next meeting**

It was agreed that the meeting will take place on Thursday 22<sup>nd</sup> February 2018 following the Parish Council meeting which starts at 7.00pm in Room 17 at Kirklands.

There was no further business and the meeting closed at 9.05pm.