

Menston Parish Council

Planning Committee Meeting

Thursday 31st May 2018 at 7.30pm

MINUTES

Present: Gordon Metcalfe (Chairman), Peter Finlay, Quentin Mackenzie, Philip Moore, David Naylor and Dale Smith

Clerk: Catriona Hanson

P2018/050 Apologies for absence

Apologies for absence were received and accepted from Councillor McCulloch

P2018/051 Disclosures of interest

Councillor Moore disclosed his membership of the Menston Action Group in relation to any discussions about the proposed developments on Derry Hill and Bingley Road. Councillor Naylor disclosed an interest in the application for 89 Main Street. Councillor Smith declared that he is a Trustee of Abbeyfield in relation to any discussion about the proposed development at the Hare and Hounds.

P2018/051 Public consultation

Eleven members of the public were present.

P2018/052 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 19th April 2018 be agreed and accepted and signed by the Chairman of the meeting.

Proposed: Councillor Metcalfe.

P2018/053 Outcome of previous planning applications

Planning ref no	Site location	Brief description of proposal	Outcome
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
17/06959/FUL	Land At 5 Whiddon Croft Menston	Construction of single detached dwelling and detached garage.	Pending consideration
18/00924/HOU	45 Croft Way Menston	Conversion of garage to utility room, hardstanding and extension to existing dormer	Granted
18/01468/HOU	Holme Lea 39 Moorland Crescent Menston	Single storey rear/side extension with an external makeover and an external raised level access patio	Pending decision

P2018/054 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
18/01556/MAF	Hare And Hounds 47 Bradford Road Menston	Demolition of existing public house and creation of specialist accommodation for the elderly comprising of apartments with care, communal facilities, parking and associated private amenity space for persons aged 55 and over	The Parish Council considers that the proposed design is intrusive on the local environment. The design would be more acceptable if it was reduced by one storey. If the application is approved, the Parish Council suggests that Highways looks at restricting parking on Bradford Road.
18/01686/FUL	Former Annexe Structure Land At Main Street Menston	Construction of detached dwelling utilising existing access from Main Street and to include the demolition of the former annexe	The Parish Council considers that this amended application does not appease the reasons for the original refusal of this application. In particular, the choice of stone and the balcony at the rear of the dwelling is very intrusive.
18/01644/HOU	6 Glen Dene Menston	Demolition of existing single storey side garage and replacement with new two storey side extension	Recommended for approval
18/01711/HOU	9 Leathley Crescent Menston	Two storey rear extension and part first floor front extension	Recommended for approval
18/01804/HOU	12 Dicks Garth Road Menston	Two storey and ground floor rear extensions	Recommended for approval
18/01789/HOU	16A Newfield Drive Menston	Extension and alterations to front entrance and alterations to existing dining room window	Recommended for approval

P2018/055 Planning Panel

The Parish Council agreed to recommend that the applications for the Hare and Hounds site and 89 Main Street be referred to the Planning Panel.

P2018/056 Proposed Derry Hill/Moor Lane and Bingley Road developments

David Rhodes had sent his apologies. Steve Ellams advised the meeting that there is no update about the proposals.

A Menston resident thanked the Parish Council for their input into the Derry Hill and Bingley Road planning application objections. Councillor Metcalfe thanked the local resident for their vote of thanks and acknowledged the large amount of work carried out by Alan Elsegood when preparing the submission for the Bingley Road site.

It was agreed to note, with dissatisfaction, the lack of response from Edward Norfolk from Bradford Council's Drainage Department to the Parish Council's letter about funding a drainage survey on the Derry Hill site.

P2018/057 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. Councillor Metcalfe advised the meeting that he had received an email from Avant Homes who are planning to submit an application for a housing scheme on Otley Road. They asked for an update about the Local Plan.

P2018/058 Chairman's remarks and correspondence

Councillor Smith raised some concerns expressed by local residents about the state of Westbourne Drive and asked for this to be included on the next agenda.

P2018/059 Date of next meeting

It was agreed that the meeting will take place on Thursday 28th June 2018 following the Parish Council meeting which starts at 7.00pm in Room 17.

There was no further business and the meeting closed at 8.10pm.