

Menston Parish Council

Planning Committee Meeting

Thursday 26th July 2018 at 7.20pm

MINUTES

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

Clerk: Catriona Hanson

P2018/071 Apologies for absence

Apologies for absence were received and accepted from Councillors Metcalfe and McCulloch

P2018/072 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.

P2018/073 Public consultation

Six members of the public were present.

P2018/074 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 28th June 2018 be agreed and accepted and signed by the Chairman of the meeting.

Proposed: Councillor Naylor

P2018/075 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
18/01556/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	Pending consideration
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	Pending consideration
18/01711/HOU	9 Leathley Crescent Menston	Two storey rear extension and part first floor front extension	Pending consideration
18/01804/HOU	12 Dicks Garth Road Menston	Two storey and ground floor rear extensions	Pending consideration

Planning ref no	Site location	Brief description of proposal	Outcome
18/01789/HOU	16A Newfield Drive Menston	Extension and alterations to front entrance and alterations to existing dining room window	Approved
18/01546/HOU	17 Newfield Drive Menston	Single storey side/rear extension	Approved
18/02131/FUL	Anley, Clarence Drive, Menston	Detached dwelling and garage	Decline to determine
18/02261/FUL	126 Main Street Menston	Change of use from A1 (retail) to D2 (personal training) including basement conversion, new shop front and internal alterations to flat above	Pending consideration
18/02336/HOU	Kia Ora 8 Leathley Road Menston	Hip to gable roof extension with dormer windows to front and rear	Pending consideration
18/02491/HOU	63 Cleasby Road Menston	Single storey outbuilding	Pending decision
18/02293/FUL	37 Main Street Menston	Conversion of a former art studio (previously a chapel) into a single dwelling house	Pending decision

P2018/076 Planning applications to consider

A late application had been received – 18/03114 – 61 Chevin Avenue. It was agreed to delegate this decision to Councillor Metcalfe. Councillor Moore agreed to contact him about this.

Planning ref no	Site location	Brief description of proposal	Outcome
18/02608/HOU	Littlebeck 21 Chevin Avenue Menston	Single storey extension to rear	No objections
18/02551/FUL	18 Victoria Avenue Menston	Construction of new dwelling	The Parish Council has no objections to the proposed development, but would like to recommend that Westbourne Drive is kept as a potential point of access to the Wharfedale Greenway
18/02839/FUL	103 - 107 Bradford Road Menston	Alterations to ground floor to create 3 commercial units. New shopfront, entrance porch and external alterations. Partial change of use from A1 to C3 to create 4 no. apartments to first and second floors and rear dormer extension.	The Parish Council objects to this application as the land adjacent to the building will be used as car parking and this will lead to a potentially dangerous situation with vehicles reversing into the path of oncoming traffic.
18/02919/HOU	20 Burley Road Menston	Dining room to replace existing conservatory	No objections
18/02559/CLE	15 Wentworth Close Menston	Single storey rear extension	No objections
18/03014/ADV	The Fox 129 Bradford Road Menston	One post mounted sign (ref A), one set of aluminium text (ref B), one projecting sign (ref C & D), eight aluminium panels (refs E, F, G, I & J), one A-board (ref H)	No objections

P2018/077 Planning Panel

It was agreed that the application for 103-107 Bradford Road should be referred to the Planning Panel and that the application for 61 Chevin Avenue may also need to be referred to the Planning Panel, dependent on Councillor Metcalfe's advice.

P2018/078 Proposed Derry Hill/Moor Lane and Bingley Road developments

A response to the Parish Council letter about drainage on Derry Hill had been received from Edward Norfolk, Bradford Council's Principal Drainage Office. Councillor Moore agreed to contact David Rhodes about a response.

A technical note from Envireau Water was circulated. The report erroneously describes Menston Parish Council as an opposition group. It was agreed that Councillor Finlay would email a complaint about the phraseology and a suggested amendment to Councillor Smith. After some discussion it was

RESOLVED to commission a further report from JBA to a maximum of £3,500

Proposed: Councillor Finlay

Seconded: Councillor Mackenzie

P2018/079 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.

P2018/080 Westbourne Drive

It was agreed to carry this forward to the next meeting

P2018/081 Chairman's remarks and correspondence

None.

P2018/082 Date of next meeting

It was agreed that the meeting will take place on Thursday 30th August 2018 following the Parish Council meeting which starts at 7.00pm in Room 17.

There was no further business and the meeting closed at 8.00pm.