

Menston Parish Council

Planning Committee Meeting

Thursday 28th February 2019 at 6.30pm

MINUTES

Present: Councillors Gordon Metcalfe (Chairman), Peter Finlay, Quentin Mackenzie, Philip Moore, Dale Smith and Jo White. Also present was Jamie Needle

Clerk: Catriona Hanson

P2019/014 Apologies for absence

Apologies for absence were received and accepted from Councillor Naylor and Goodith White.

P2019/015 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.

P2019/016 Neighbourhood Development Plan

The Parish Council received a presentation from Councillor Peter Allison from Wilsden Parish Council who is a Neighbourhood Development Plan Champion.

Councillor Finlay thanked Councillor Allison for his presentation.

P2019/017 To receive an update about 17/04591/MAF – land at Bingley Road

David Rhodes and Chris Schofield gave an update about the planning application 17/04591/MAF – land at Bingley Road.

RESOLVED: to commission Mr Schofield to write to Bradford Council's Principal Drainage Engineer and any other officers at Bradford Council that he considers essential. The Parish Council also authorised Mr Schofield and Professor Rhodes to develop a further strategy.

Proposed: Councillor Smith

Seconded: Councillor Finlay

P2019/018 Public consultation

Ten members of the public were present at the meeting.

A local resident raised concerns about an application for Lanshaw, Clarence Drive. Post-meeting it was ascertained that this planning application had been withdrawn. Councillor Metcalfe offered to look into the proposal to establish a dog-walking business on Clarence Drive.

P2019/019 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 31st January 2019 be agreed and accepted and signed by the Chairman of the meeting.

Proposed: Councillor Metcalfe

P2019/020 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	Pending consideration

Planning ref no	Site location	Brief description of proposal	Outcome
		building and small agricultural shed and the residential development of 133 dwellings with associated infrastructure works and access	
17/06959/FUL	Land At 5 Whiddon Croft Menston	Construction of single detached dwelling and detached garage.	Pending decision
18/04430/FUL	15 Main Street, Menston	Demolition of an existing social club and construction of 3 no. detached residential dwellings and replacement social club (including car parking)	Pending consideration
18/05304/FUL	2 Park Dale Menston	Construction of one and half storey detached dwelling to existing garden plot	Refused
18/05399/HOU	4 Viewlands Crescent Menston	Single storey extension to rear. Infill porch extension to front. Remodelling to existing rear bay window	Granted
18/05434/HOU	15 Wentworth Close Menston	Two storey side extension with change of external appearance to render and timber cladding	Pending consideration
18/05434/HOU	15 Wentworth Close Menston	Retention of an existing flat roofed single storey extension to the rear and the addition of a proposed two storey extension to the side	
18/05331/FUL	6 Halstead Drive Menston	Construction of bungalow in the curtilage of existing house	Pending consideration
19/00044/MAO	Land At Grid Ref 417373 444904 Bradford Road Burley In Wharfedale	Cycling and walking route (Phase 1 Wharfedale Greenway)	Pending consideration
19/00103/HOU	16 Moorfield Avenue Menston	Two storey side and single storey rear extensions	Pending consideration
19/00106/HOU	The Bungalow St Johns Park Menston	First floor extension with enlargement of front dormer and hip to gable loft conversion	Pending consideration

Planning ref no	Site location	Brief description of proposal	Outcome
19/00108/FUL	Derry Hill Farm Bingley Road Menston	Rebuild of previous farmhouse	Pending consideration
19/00248/HOU	18 Victoria Avenue Menston	Increase ground level and install new boundary fence	Pending consideration
19/00264/HOU	50 Main Street Menston	Retrospective application for raised patio area and proposed side privacy screen	Pending consideration

P2019/021 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
19/00431/HOU	14 Burley Road, Menston	Double storey rear extension and single storey rear extension with loft and roof conversion	Recommended for refusal as the proposed rear extension will have an adverse effect on the neighbouring property
19/00587/HOU	Iona 53 Bridgland Avenue Menston	Front and rear extensions to form wheelchair access facilities and improved internal circulation, including wheelchair lift and bay window to lounge	Recommended for approval
19/00681/HOU	Wayside Brooklands Walk, Menston	Single storey side extension with new attached garage to rear elevation	This application had not been validated by Bradford Council's Planning Department and so plans were not available
19/00599/HOU	16 Burley Road, Menston	Installation of a garden annex known as a Zedbox	Recommended for refusal due to insufficient information on the application, the proposed structure is not shown on the site plan
19/00833/HOU	1 Leathley Close, Menston	Single storey rear extension with demolition of existing conservatory	Recommended for approval
19/00769/HOU	80 Leathley Avenue, Menston	Single storey side extension	There was insufficient information on the application

P2019/022 Planning Panel

It was agreed to refer the applications for 14 Burley Road and 16 Burley Road, Menston to the Planning Panel should the Planning Department be minded to approve them.

P2019/023 To note any planning applications not for consultation

None.

P2019/024 Proposed Derry Hill/Moor Lane and Bingley Road developments

This item had been covered earlier in the meeting.

P2019/025 To report any progress on Bradford Council's Local Plan

There was no update.

P2019/026 Community Infrastructure Levy consultation

There were some concerns about the requirement to consult Ward Councillors on the way in which the money is spent and it was agreed to convey these concerns to Bradford Council.

P2019/027 Chairman's remarks and correspondence

None.

P2019/028 Date of next meeting

It was agreed that the meeting will take place on Thursday 28th March 2019 following the Parish Council meeting which starts at 7.00pm in Room 17 at Kirklands.

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