

Menston Parish Council

Planning Committee Meeting

Thursday 28th March 2019 at 8.00pm

MINUTES

Present: Councillors Gordon Metcalfe (Chairman), Peter Finlay, Philip Moore, David Naylor, Dale Smith and Jo White. Also present were Jamie Needle and Goodith White

Clerk: Catriona Hanson

P2019/029 Apologies for absence

Apologies for absence were received and accepted from Councillor Mackenzie

P2019/030 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 and Councillor White declared a personal interest in a planning application at Whiddon Croft

P2019/031 To receive an update about 17/04591/MAF – land at Bingley Road

David Rhodes and Chris Schofield circulated a letter to Edward Norfolk at Bradford Council's Drainage Department about the Bingley Road planning application. Mr Norfolk has agreed to provide a detailed response by 1st April. The Parish Council authorised Mr Schofield and Professor Rhodes to analyse the response and to circulate the proposed action by email for agreement by the Parish Council.

Councillor Metcalfe thanked Mr Schofield and Professor Rhodes for their work on this topic.

P2019/032 Public consultation

Four members of the public were present at the meeting.

P2019/033 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 28th March 2019 be agreed and accepted and signed by the Chairman of the meeting.

Proposed: Councillor Metcalfe

P2019/034 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 decision
17/06959/FUL	Land At 5 Whiddon Croft Menston	Construction of single detached dwelling and detached garage.	Granted
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 decision

Planning ref no	Site location	Brief description of proposal	Outcome
18/05434/HOU	15 Wentworth Close Menston	Two storey side extension with change of external appearance to render and timber cladding	Pending decision
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	Granted
19/00044/MAO	Land At Grid Ref 417373 444904 Bradford Road Burley In Wharfedale	Cycling and walking route (Phase 1 Wharfedale Greenway)	Withdrawn
19/00103/HOU	16 Moorfield Avenue Menston	Two storey side and single storey rear extensions	Refused
19/00106/HOU	The Bungalow St Johns Park Menston	First floor extension with enlargement of front dormer and hip to gable loft conversion	Granted
19/00108/FUL	Derry Hill Farm Bingley Road Menston	Rebuild of previous farmhouse	Granted
19/00248/HOU	18 Victoria Avenue Menston	Increase ground level and install new boundary fence	Granted
19/00264/HOU	50 Main Street Menston	Retrospective application for raised patio area and proposed side privacy screen	Granted
19/00431/HOU	14 Burley Road, Menston	Double storey rear extension and single storey rear extension with loft and roof conversion	Pending consideration
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	Pending consideration
19/00599/HOU	16 Burley Road, Menston	Installation of a garden annex known as a Zedbox	Pending consideration
19/00833/HOU	1 Leathley Close, Menston	Single storey rear extension with demolition of existing conservatory	Pending consideration
19/00769/HOU	80 Leathley Avenue, Menston	Single storey side extension	Pending consideration

P2019/035 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
19/00907/HOU	12 Fairfax Road Menston	Two storey side and single storey rear extensions with demolition of existing garage	Recommended for approval
19/00935/HOU	9 Hawksworth Drive Menston	Proposed single storey side and rear extension	Recommended for approval

Planning ref no	Site location	Brief description of proposal	Outcome
19/01027/HOU	46 Brooklands Way Menston	Two storey side extension with pitched roof and installation of a mono pitch roof over porch and garage	Recommended for approval
19/01063/HOU	2 Farnley Road Menston	Proposed Dormer Windows & Removal of Existing Chimney	Recommended for approval
19/01179/HOU	4 Glen Mount Menston	Proposed 2 storey side extension to existing dwelling	Recommended for approval
19/01217/HOU	60 Farnley Road Menston	Single/two storey extension to rear and alterations	Recommended for approval
19/01181/HOU	29 Farnley Road Menston	Single storey rear extension	Recommended for approval
19/01276/HOU	70 Bradford Road Menston	Hip to gable roof extension with dormer to rear	Recommended for approval
19/01300/HOU	Hollygate Windermere Avenue Menston	Front and rear dormer windows	Recommended for approval

P2019/036 Planning Panel

None.

P2019/037 To note any planning applications not for consultation

None.

P2019/038 Proposed Derry Hill/Moor Lane and Bingley Road developments

This item had been covered earlier in the meeting.

P2019/039 To report any progress on Bradford Council's Local Plan

Councillor Metcalfe had attended a consultation event about Bradford Council's Strategic Housing Market Assessment. A stakeholder survey has been circulated and the Clerk was asked to obtain a copy and forward this to the Parish Council to complete.

P2019/040 Neighbourhood Development Plan

The Clerk was asked to contact Councillor Peter Allison from Wilsden Parish Council and request a copy of his presentation. It was agreed that the Parish Council needs to look at the timescale and action points involved in producing a plan.

P2019/041 Chairman's remarks and correspondence

It was agreed to remove the item about Westbourne Drive from future agendas.

P2019/042 Date of next meeting

It was agreed that the meeting will take place on Thursday 25th April 2019 following the Parish Council meeting which starts at 7.00pm in Room 17 at Kirklands.