

# Menston Parish Council

## Planning Committee Meeting

Thursday 18<sup>th</sup> July 2019 at 8.30pm

### MINUTES

**Present:** Councillors Philip Moore (Vice Chairman), Peter Finlay, Jamie Needle, Dale Smith, and Jo White.

**Clerk:** Catriona Hanson

#### **P2019/088 Introduction and welcome**

Councillor Moore welcomed everyone to the meeting.

#### **P2019/089 Apologies for absence**

Apologies for absence were received and accepted from Councillors Metcalfe and Goodith White.

#### **P2019/090 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. Councillors Finlay and Smith declared that they are Trustees of Kirklands (Menston) Trust

#### **P2019/091 Public consultation**

Five members of the public were present at the meeting.

Chris Schofield and David Rhodes gave a summary about the current position of the planning applications for Bingley Road and the two sites at Derry Hill.

It was resolved to delegate a response to the Derry Hill outline planning application to Councillors Metcalfe and Moore, in conjunction with David Rhodes and Chris Schofield.

It was also agreed that the Parish Council should arrange a meeting with Bradford Council and the Environment Agency.

Councillor Smith had received a copy of a leaflet from the development company interested in the land on Moor Lane and it was agreed that this should be circulated to the Parish Council and a copy placed in the library – although this is a pre-consultation leaflet and does not invite any comments.

Councillor Moore thanked David Rhodes and Chris Schofield.

#### **P2019/092 Minutes of the previous meeting and progress report**

**RESOLVED** that the minutes of Menston Parish Council's Planning Committee meeting held on 28<sup>th</sup> June 2019 be agreed and accepted and signed by the Chairman of the meeting.

**Proposed:** Councillor Moore

## P2019/093 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
19/01677/FUL	Kirklands Community Centre 119 Main Street Menston	Change of use from store to taxi office	Granted
19/00893/MAF	Land At Grid Ref 417373 444904 Bradford Road Burley In Wharfedale	Construction of traffic free cycling and walking path between Otley and Burley-in-Wharfedale, comprising of preliminary works, provision of access controls and fencing and three bridges to allow access over existing highway	Pending consideration
19/02069/FUL	Kirklands Community Centre 119 Main Street Menston	Change of use from library store to private hire taxi office	Granted
19/02175/HOU	25 Brooklands Lane Menston	Construction of two storey side and single storey front extension	Pending consideration
19/02209/FUL	The Chevin West Chevin Road Menston	Enlargement of rear terrace/outside seating area (including hard and soft landscaping works)	Pending decision
19/02308/FUL	1 Derry Lane Menston	Construction of bungalow	Pending consideration
19/02083/HOU	21 Cleasby Road Menston	Construction of an elevated stone patio at door level: width 7m x depth 3m. To remove the existing raised platform (under window), backdoor steps and non-functioning outhouse	Pending consideration
19/02473/HOU	29 Halstead Drive Menston	Single storey rear extension and pitched roof conversion to flat roof garage	Pending consideration
19/02528/HOU	79 Cleasby Road Menston	First floor side extension, ground floor & basement rear extensions and loft conversion.	Pending consideration
19/02632/HOU	9 Halstead Drive Menston	Porch to annex	Pending consideration
19/02358/FUL	Brookleigh Farm Burley Road Menston	Retrospective application: Amendments to planning permission 13/03616/FUL to permit the re-building of Barn 2 to form a new dwelling, with some modifications to external appearance	Pending consideration
19/00681/HOU	Wayside, Brooklands Lane Menston	Single storey side extension with new attached garage to rear elevation	Pending consideration

## P2019/094 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
19/02714/HOU	Hollygate Windermere Avenue Menston	Loft conversion and construction of front and rear dormer windows	Recommended for approval

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
19/02757/HOU	40 Farnley Road Menston Ilkley	Single storey rear and side extension	Recommended for approval
19/02845/HOU	20 Derry Hill Gardens Menston	Single storey front, side and rear extensions	Recommended for approval
19/02790/MAF	Land West of Derry Hill Menston	Residential development of 47 homes with access from Derry Hill, Menston	To be agreed
19/02959/HOU	1A Newfield Drive Menston	Two storey side extension	Recommended for approval

#### **P2019/095 Planning Panel**

It was agreed to refer the planning applications for 19/02790/MAF – land west of Derry Hill to the Planning Panel.

#### **P2019/096 To note any planning applications not for consultation**

None.

#### **P2019/097 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council**

The Clerk advised the meeting that she had registered with the Leeds Council Planning website and set up a search within 100 metres of the boundary. There were no relevant applications to consider.

#### **P2019/098 Neighbourhood Development Plan**

It was agreed that the presentation from Andrew Towleron would take place at a separate meeting on 5th September.

#### **P2019/099 Proposed Derry Hill/Moor Lane and Bingley Road developments**

These applications were discussed during the public consultation section of the meeting.

#### **P2019/100 To report any progress on Bradford Council's Local Plan**

There is no update on this item.

#### **P2019/101 Chairman's remarks and correspondence**

None.

#### **P2019/102 Delegation of planning applications**

It was resolved to consider any planning applications which expire before the next meeting date by delegation to the Chairman, Vice Chairman and Clerk.

#### **P2019/103 Date of next meeting**

It was agreed that the next meeting will take place on Thursday 29<sup>th</sup> August 2019 following the Parish Council meeting which starts at 7.00pm in Room 17 at Kirklands.