

Menston Parish Council

Planning Committee Meeting

Thursday 28th November 2019 at 7.00pm

MINUTES

Present: Councillors Gordon Metcalfe (Chairman), Peter Finlay, Philip Moore, Jamie Needle, Dale Smith, Goodith White and Jo White

Clerk: Catriona Hanson

P2019/149 Introduction and welcome

Councillor Metcalfe welcomed everyone to the meeting.

P2019/150 Apologies for absence

None

P2019/151 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 Metcalfe and Smith declared their membership of Menston Cricket Club and withdrew from the discussion and vote for the planning application for Menston Cricket Club.

P2019/152 Public consultation

Six members of the public were present at the meeting.

P2019/153 Minutes of the previous meeting and progress report

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

Proposed: Councillor Metcalfe

P2019/154 Outcome of previous planning applications

Planning ref no	Site location	Brief description of proposal	Outcome
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
19/02790/MAF	Land West of Derry Hill Menston	Residential development of 47 homes with access from Derry Hill, Menston	Pending consideration
17/04591/SUB01	Land At Grid Ref 416775 443424 Bingley Road Menston Ilkley West Yorkshire	Submission of details required by conditions 6 (Section 278 Works) and 11 (materials) of planning permission 17/04591/MAF	Pending decision
19/03167/FUL	Agricultural Building At Heather Bank Hillings Lane Menston	Change of use of detached agricultural storage building to dwelling	Granted
19/03961/HOU	50 Main Street Menston	Reinstatement of boundary garden wall and gates to front of house.	Granted

Planning ref no	Site location	Brief description of proposal	Outcome
19/04054/HOU	4 Fairfax Gardens	Conversion of garage into habitable room including replacing garage door with two windows and inserting mezzanine	Granted
19/04008/FUL	Menstone Club, Farnley Road Menston	Two storey rear extension to existing clubhouse	Withdrawn
19/04076/HOU	10 Glen Dene Menston	First floor side extension above attached garage and replacement single storey rear extension	Granted
19/04122/HOU	41 Croft Way Menston	Conversion of garage to habitable room and enlarge existing dormer window.	Pending decision
19/04238/HOU	Highfield House Moor Lane Menston	Garage extension with first floor extension above existing garage, reinstatement of existing building line and removal of approved building canopy (resubmission)	Pending consideration
19/04293/HOU	6 Craven Park Menston	Single storey garden room extension to rear	Pending consideration
19/04333/HOU	Moorside Moor Lane Menston	Single storey side & rear extension with detached double garage and store	Pending consideration
19/04385/HOU	22 East Parade Menston	Replacement rear single storey extension. New rear dormer window and replacement front dormer window	Pending consideration

P2019/155 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
19/04546/MAF	Land At Grid Ref 416478 443779 Moorfield Avenue Menston Ilkley West Yorkshire	Construction of 114 dwellings with new vehicular access from Moor Lane, public open space and associated infrastructure and engineering operations	It was agreed to authorise Councillors Metcalfe and Moore to write a response on behalf of the Parish Council
19/04628/HOU	3 Newall Close Menston	Single storey front extension to replace existing conservatory	Recommended for approval
19/04699/HOU	5 Fairfax Gardens Menston	One and a half storey extension to rear of bungalow	Recommended for approval
19/04805/HOU	61 Cleasby Road Menston	Single storey rear extension	Recommended for approval
19/04747/FUL	6 Park Dale Menston	Construction of new dwelling house with associated parking in the garden of existing house	Recommended for approval
19/04789/HOU	10 Bleach Mill Lane Menston	Single storey rear extension with raised terrace (retrospective)	Recommended for refusal. The Parish Council has concerns about overlooking and overshadowing of the neighbouring property
19/04828/ADV	Cricket Ground Menston Cricket Club 127 Bradford Road Menston	1no freestanding sign, 1no sign to east elevation and 5no signs to north elevation (retrospective)	Recommended for approval

P2019/156 Planning Panel

It was agreed to refer the application Land At Grid Ref 416478 443779 Moorfield Avenue to the Planning Panel.

P2019/157 To note any planning applications not for consultation

None.

P2019/158 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2019/159 Neighbourhood Development Plan

Councillor Finlay reported that he and Councillor Metcalfe had met with Andrew Towleron who has registered with the necessary authority to develop the Parish Council's plan. Natural England will be able to provide information about local habitats. It is anticipated that the plan will cost from £14,000 - £17,000 and that the Parish Council will be able to reclaim around £10,000 of the costs from the Locality neighbourhood planning support programme. Councillor Finlay has advised Mr Towleron that the Parish Council is keen to use local businesses to carry out as much necessary work as possible.

P2019/160 Proposed Derry Hill/Moor Lane and Bingley Road developments

Following a discussion, it was

Resolved: that the Parish Council would invite representatives from Bradford Council, Yorkshire Water and the Environment Agency to a meeting to discuss the two proposed developments at Derry Hill and the proposed development at Moor Lane.

P2019/161 To report any progress on Bradford Council's Local Plan

None.

P2019/162 Delegation of planning decisions

It was agreed to delegate the responsibility to coordinate responses to any planning applications which are notified before January 2020 to the Chairman, Vice Chairman and the Clerk.

P2019/163 Chairman's remarks and correspondence

None.

P2019/164 Date of next meeting

It was agreed that the next meeting will take place on Thursday 30th January 2020 at 7.00pm in Room 17 at Kirklands.