

Menston Parish Council

Planning Committee Meeting

Thursday 25th February 2021 at 8.40pm

MINUTES

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

Clerk: Catriona Hanson

P2021/015 Councillor Metcalfe welcomed everyone to the meeting.

P2021/016 Apologies for absence

None.

P2021/017 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.

P2021/018 Public consultation

Three members of the public were present at the meeting.

P2021/019 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 28th January 2021 be agreed and accepted and would be signed by the Chairman at a future meeting.

Proposed: Councillor Metcalfe

P2021/020 Outcome of previous planning applications

Planning ref no	Site location	Brief description of proposal	Outcome
19/02790/MAF	Land West of Derry Hill Menston	Residential development of 47 homes with access from Derry Hill, Menston	Granted
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	Granted (subject to a s106 agreement)
Leeds City Council application 19/07800/FU	Imperial Works Otley Road Menston LS29 6AA	Hybrid application for full planning permission for the demolition (in part) of existing mill buildings, conversion (in part) and extension of existing mill buildings (including retention of chimney) to create	Pending consideration

Planning ref no	Site location	Brief description of proposal	Outcome
		eight apartments and laying out of car parking area and Outline application for residential development	
20/04339/HOU	4 Croft Rise Menston	Two storey and single storey side extensions	Granted
20/04793/HOU	15 Buckle Lane Menston	Single storey front, rear and side extensions hip to gable roof and rear dormer extension	Pending consideration
20/05494/HOU	The Grange 1 Main Street Menston	Alterations to existing building including installation of new rooflights; formation of new opening (and infilling existing opening) between original house and existing side extension	Granted
20/05508/HOU	19 Viewlands Mount Menston	Single storey side and rear extension (Resubmission of 20/01455/HOU - Change in materials)	Granted
20/05502/HOU	Allendale 9 The Crescent Menston	Replacement of attached garage with two storey extension	Granted
20/05632/HOU	13 Burley Road Menston	Part two part single storey rear extension, hip to gable roof and dormer to rear	Granted
20/05698/HOU	7 The Crescent Menston	Conversion of existing garage and utility area/WC into new kitchen with replacement garage roof with roof lights	Granted
20/05878/HOU	26 Corn Mill Menston	Proposed single storey side and rear extension and garage conversion	Pending consideration
20/05466/HOU	1 Park Road Menston	Demolition of existing single storey side extension, construction of side extension with accommodation within roofspace at first floor level. Alterations to roof, dormers to front and rear and associated external alterations to the fenestration.	Granted
20/05449/HOU	The Sycamores St Johns Park Menston	First floor extension and associated internal and external alterations	Pending consideration
21/00155/HOU	15 Cleasby Road Menston	Side extension to form garage, utility and sun room with terrace, car parking to front of house and demolition of garage and side porch.	Pending consideration
21/00258/HOU	47 Cleasby Road Menston	Single storey and two storey side extensions	Pending consideration

P2021/021 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
21/00425/HOU	22 Oakridge Avenue Menston	Part single part two storey rear extension, two storey side extension and associated internal alterations. Hip to gable roof extension with permitted development rear dormer (resubmission of 20/05211/HOU).	Recommended for refusal due to the mass of the proposed design and inconsistency in the ridge height of the extension and the unsympathetic design which is out of keeping with the rest of the street
21/00476/HOU	Moelfre Burley Road Menston	Removal of existing detached garage to be replaced with two storey side extension and new detached garage	Recommended for approval
21/00510/FUL	Bridge Cottage Clarence Drive Menston	Demolition of existing bungalow. Construction of single dwelling with detached garage with associated external works	The Parish Council had no concerns about the proposed dwelling but agreed to raise their concerns about the proposed location of the garage.
21/00578/FUL	Former Site Of 38 Moorland Crescent Menston	New dwelling with integral garage	Recommended for approval
21/00587/HOU	Cotton End Clarence Drive Menston	Two storey extension to side	Recommended for approval
21/00627/HOU	21 Ellar Gardens, Menston	Single storey side extension	Recommended for approval

P2021/022 Planning Panel

None.

P2021/023 To note any planning applications not for consultation

None.

P2021/024 Neighbourhood Development Plan

Councillors Metcalfe and Finlay had met with Andrew Towleron to discuss progress with the plan. Now that Bradford Council has published their Local Plan Andrew Towleron is going to re-write part of the document to take account of this document and will re-submit to the Parish Council in March. He will forward a list of items to address.

Councillor Goodith White agreed to ask the Main Street consultation group to liaise with Councillor Metcalfe.

P2021/025 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2021/026 Planning appeal

The Parish Council had been made aware of a planning appeal made by The Menstone Club (APP/W4705/W/20/3265873). It was agreed that the Parish Council would submit a copy of their objections to this application to the Planning Inspectorate.

P2021/027 To report any progress on Bradford Council's Local Plan

Councillor Moore gave an update about the proposals contained in the Local Plan. It was agreed that Councillors Metcalfe and Moore would submit a response to the Local Plan on behalf of the Parish Council. It was noted that an online consultation event about the proposals for Wharfedale is being held by Bradford Council on 2nd March, several members of the Parish Council agreed to attend.

P2021/028 To receive an update about Derry Hill/Moor Lane

Councillor Metcalfe advised the meeting that Nigel Cawthorne is liaising with the site agent for the Derry Hill housing development site. It was noted that, despite the Parish Council's agreement to fund the implementation of a 20mph speed limit in the vicinity, Bradford Council have not put any measures in place as yet and it was agreed to contact Simon D'Vali about this.

P2021/029 Chairman's remarks and correspondence

None.

P2021/030 Date of next meeting

It was agreed that the next meeting will take place on Thursday 25th March 2021 following the Parish Council meeting which starts at 7.00pm.

There was no further discussion and the meeting ended at 9.25pm