

Menston Parish Council

Planning Committee Meeting

Thursday 27th May 2021 at 8.30pm

MINUTES

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

Clerk: Catriona Hanson

P2021/062 Councillor Metcalfe welcomed everyone to the meeting.

P2021/063 Apologies for absence

Apologies for absence were received and accepted from Councillor Jo White

P2021/064 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.

Councillor Needle declared an interest in the planning application at Hawthorn House, Bingley Road, Menston and withdrew from the discussion and vote on this application.

P2021/065 Public consultation

Three members of the public were present at the meeting. A Menston resident expressed concerns about the two planning applications in Oakridge Avenue and the potential problems that could be caused by the likely increase in the number of vehicles.

P2021/066 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 29th April 2021 be agreed and accepted.

Proposed: Councillor Metcalfe

P2021/067 Outcome of previous planning applications

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	Granted (subject to a s106 agreement)
Leeds City Council application	Imperial Works Otley Road Menston LS29 6AA	Hybrid application for full planning permission for the demolition (in part) of existing mill buildings, conversion (in	Refused

Planning ref no	Site location	Brief description of proposal	Outcome
19/07800/FU		part) and extension of existing mill buildings (including retention of chimney) to create eight apartments and laying out of car parking area and Outline application for residential development	
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).	Granted
21/00476/HOU	Moelfre Burley Road Menston	Removal of existing detached garage to be replaced with two storey side extension and new detached garage	Pending consideration
21/00587/HOU	Cotton End Clarence Drive Menston	Two storey extension to side	Granted
21/00990/FUL	Albury Clarence Drive Menston	Change of use from paddock to horse riding menage	Granted
21/01031/HOU	1 Low Hall Close Menston	Single storey side/rear extension	Granted
21/00891/FUL	Flat 3 Aintrees House 22 Cleasby Road Menston	Construction of replacement garage on same footprint as the old garage with new pitched roof	Granted
21/00712/HOU	12 Derry Hill Menston	Raise the lean-to roof over the existing garage door	Granted
21/01245/HOU	4 Fairfax Gardens Menston	Garage and porch	Granted
21/01309/HOU	Heatherbank Bleach Mill Lane Menston	New insulated roof to entire property and externally applied insulation with new stone and render finish and other works.	Granted
21/01344/ADV	Former Site Of 15 Main Street Menston	Twin Post Entrance Sign	Granted
21/01359/HOU	45A Cleasby Road Menston	Two storey side extension	Granted
21/01545/HOU	5 Wentworth Close Menston	Single storey rear extension and new pitched roof above existing garage to replace flat roof	Granted
21/01666/HOU	49 Brooklands Lane Menston	Replacement of existing flat roof with new pitched roof, including front gable	Granted

Planning ref no	Site location	Brief description of proposal	Outcome
21/01685/HOU	83 Leathley Avenue Menston	Two storey side extension	Pending consideration
21/01750/HOU	The Pump House Hillings Lane Menston	Single storey rear extension	Pending consideration
21/01757/HOU	Burnside 52 Bridgland Avenue Menston	First floor rear extension	Pending consideration
21/01929/HOU	The Moorings 19 Chevin Avenue Menston	Single storey rear extension, first floor extension over existing ground floor and front porch	Pending consideration
21/01931/HOU	69 Ellar Gardens Menston	Single storey rear extension with flat roof. New porch off front of property	Pending consideration

P2021/068 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
21/02049/HOU	Modane 6 Leathley Road Menston	Hip to gable conversion with dormer windows to rear. Front dormer to be removed and replaced with roof windows. Front gable roof height increased for better internal headroom. New window proposed to front elevation: Garage to be relocated	Recommended for approval
21/02251/HOU	5 Oakridge Avenue Menston	Demolition of Garage and Conservatory. Proposed construction of two storey side extension and single storey rear extension	Recommended for approval
21/02203/HOU	7 Low Hall Road Menston	Single storey extension to lounge and alterations to front elevation dormers and additional dormer to rear	Recommended for approval
21/02163/FUL	Flat 1 Kirklands Court Kirklands Close Menston	Alterations to ground floor rear window to form new entrance door and side light	Recommended for approval
21/02367/FUL	42 Cleasby Road Menston	Change of use from Sui Generis to Class E Hairdressing Salon and addition of external canopy to the front elevation	Recommended for approval

Planning ref no	Site location	Brief description of proposal	Outcome
21/02445/HOU	22 Oakridge Avenue Menston	Two storey side extension and part single, part two storey rear extension. Permitted development hip to gable roof extension and rear dormer (resubmission of granted 21/00425/HOU)	Recommended for approval
21/02578/HOU	37 Croft Park Menston	Single storey rear extension, garage conversion and front porch	Recommended for approval
21/02601/HOU	Hawthorn House, Bingley Road, Menston	Single storey basement extension	Recommended for approval

P2021/069 Planning Panel

None.

P2021/070 To note any planning applications not for consultation

Concerns were expressed about 19/04546 (Moorfield Avenue) and it was agreed that the Parish Council would submit a response to Bradford Council's Planning Department. It was agreed that Councillor Metcalfe would draft a response to be agreed by email.

P2021/071 Neighbourhood Development Plan

A draft has now been received from Andrew Towleron and it was agreed that the Parish Council would analyse the draft. Councillor Finlay agreed to contact Andrew Towleron and ask about the Parish Council input to the document.

P2021/072 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2021/073 To report any progress on Bradford Council's Local Plan

None.

P2021/074 To receive an update about Derry Hill/Moor Lane

Councillor Metcalfe advised the meeting that he is concerned about the site access onto Moor Lane from this development. He intends to establish a dialogue with the contractor.

P2021/075 Chairman's remarks and correspondence

None.

P2021/076 Date of next meeting

It was agreed that the next meeting will take place on Thursday 24th June 2021 following the Parish Council meeting which starts at 7.00pm.

There was no further discussion and the meeting ended at 9.20pm