

Menston Parish Council

Planning Committee Meeting

Thursday 24th June 2021 at 8.20pm

MINUTES

Present: Councillors Philip Moore (Vice Chairman), Peter Finlay, Jamie Needle, Dale Smith (via Zoom), Jo White and Goodith White

Clerk: Catriona Hanson

P2021/077 Councillor Moore welcomed everyone to the meeting.

P2021/078 Apologies for absence

Apologies for absence were received and accepted from Councillor Metcalfe

P2021/079 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.

P2021/080 Public consultation

Three members of the public were present at the meeting. A Menston resident spoke in support of a planning application in Derry Hill.

P2021/081 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 27th May 2021 be agreed and accepted.

Proposed: Councillor Moore

P2021/082 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)
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
21/01685/HOU	83 Leathley Avenue Menston	Two storey side extension	Pending consideration

Planning ref no	Site location	Brief description of proposal	Outcome
21/01750/HOU	The Pump House Hillings Lane Menston	Single storey rear extension	Refused due to inappropriate development in the green belt
21/01757/HOU	Burnside 52 Bridgland Avenue Menston	First floor rear extension	Granted
21/01929/HOU	The Moorings 19 Chevin Avenue Menston	Single storey rear extension, first floor extension over existing ground floor and front porch	Granted
21/01931/HOU	69 Ellar Gardens Menston	Single storey rear extension with flat roof. New porch off front of property	Granted
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	Pending consideration
21/02251/HOU	5 Oakridge Avenue Menston	Demolition of Garage and Conservatory. Proposed construction of two storey side extension and single storey rear extension	Pending consideration
21/02203/HOU	7 Low Hall Road Menston	Single storey extension to lounge and alterations to front elevation dormers and additional dormer to rear	Pending decision
21/02163/FUL	Flat 1 Kirklands Court Kirklands Close Menston	Alterations to ground floor rear window to form new entrance door and side light	Pending consideration
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	Pending consideration
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)	Pending consideration
21/02578/HOU	37 Croft Park Menston	Single storey rear extension, garage conversion and front porch	Pending consideration
21/02601/HOU	Hawthorn House, Bingley Road, Menston	Single storey basement extension	Pending consideration

P2021/083 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
21/02488/FUL	51 Derry Hill Menston	Change of use of garden cabin to provide guest accommodation and holiday rental	Recommended for refusal. The Parish Council is concerned about the implications for car parking
21/02771/HOU	Middleton House Reevadale Gardens Menston	Various upgrade works including replacement windows, replacement portico and demolition of rear sun room to form new orangery	Recommended for approval
21/02793/HOU	57 Brooklands Lane Menston	Single storey rear extension	Recommended for approval
21/02830/HOU	4 Croft Park Menston	First floor attic extension	Recommended for approval
21/02900/HOU	5 Newfield Drive Menston	Single storey rear and side extension	Recommended for approval
21/02870/HOU	8 West Chevin Road Menston	Dormers to front and rear roof slopes, single storey rear extension, single storey front extension with balcony above, demolition of shed/garage and construction of new outbuilding	Recommended for approval
21/02955/ADV	Malt Shovel 32 Main Street Menston	Installation of externally-illuminated main fascia sign, externally illuminated projecting sign and an amenity board sign	Recommended for approval
21/03058/HOU	1 Chevin Avenue Menston	Two storey extension to side and single storey extension to rear	Recommended for approval

P2021/084 Planning Panel

None.

P2021/085 To note any planning applications not for consultation

Councillor Metcalfe had contacted Bradford Council and expressed concerns about the planning application 19/04546 (Moorfield Avenue). Councillor Finlay agreed to contact Councillor Metcalfe to ask whether there had been any response from Bradford Council.

An email had been received from a local resident about an application for a phone mast and cabinet on Otley Road (21/02857/PNT). The Parish Council agreed not to comment on the application.

P2021/086 Neighbourhood Development Plan

It was agreed that the Parish Council would analyse the draft plan.

P2021/087 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2021/088 To report any progress on Bradford Council's Local Plan

None.

P2021/089 To receive an update about Derry Hill/Moor Lane

None.

P2021/090 Chairman's remarks and correspondence

None.

P2021/091 Date of next meeting

It was agreed that the next meeting will take place on Thursday 29th July 2021 following the Parish Council meeting which starts at 7.00pm.

There was no further discussion and the meeting ended at 8.50pm