

Menston Parish Council Planning Committee Meeting

Thursday 26th October 2023

MINUTES

Present: Councillors Marilyn Banister (Chairman), Lisa Greer, Philip Moore, Chris Steele, Goodith White and Jo White

P2023/130 Councillor Banister welcomed everyone to the meeting.

P2023/131 Apologies for absence

Apologies for absence were received and accepted from Councillor Smith

P2023/132 Disclosures of interest

Councillor Greer declared an interest in the applications:

23/03554/FUL – Land at Park Road and Newfield Drive

23/03686/FUL – Reservoir House, Hillings Lane

And withdrew from the discussion and vote on these applications.

P2023/133 Public consultation

Three members of the public were present at the meeting.

P2023/134 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 28th September 2023 be agreed and accepted as a true and accurate record.

Proposed: Councillor Banister

P2023/135 Outcome of previous planning applications

Planning ref no	Site location	Brief description of proposal	Outcome
23/02169/FUL	Aingarh Burley Road Menston	Demolition of existing bungalow and construction of 2no. four bedroom dwellings with associated off street parking	Granted
23/02827/HOU	Low Toft Moor Lane Menston	Extensions and alterations to detached dwellinghouse and erection of detached double garage to front	Withdrawn
23/02886/HOU	11 Croft Rise Menston	Two storey rear and single storey side extensions	Granted
23/03095/HOU	8 Bleach Mill Lane Menston	Part single part double storey side and rear extension with associated landscaping works. Including for the demolition of existing double garage, out building and existing lean-to extension.	Pending consideration
23/02919/HOU	Sunnymead 12 Chevin Avenue Menston	New extension at first floor and single storey side extension	Granted

Planning ref no	Site location	Brief description of proposal	Outcome
23/03157/HOU	10 Walker Road Menston	Single storey side extension	Pending decision
23/03324/HOU	1 West Winds Menston	First floor extension over existing garage / utility area; single storey rear extension with balcony above; front porch canopy; new boundary gates (amended description)	Pending consideration
23/03394/HOU	51 Ellar Gardens Menston	Part single-storey/part double-storey side and rear extensions	Pending consideration
23/03456/HOU	28 Cleasby Road Menston	Removal of existing conservatory to rear elevation and replacement with garden room and porch	Pending consideration
23/03403/FUL	Hill Top Farm Hillings Lane Menston	Change of use of agricultural buildings to use class C3 dwelling house and partial demolition to form curtilage.	Pending consideration
23/03528/HOU	26 Halstead Drive Menston	Single-storey rear extension and conversion of integral garage to living space. (Amended scheme to increase size of rear extension to accommodate a heat source pump plant room)	Pending consideration

P2023/136 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
23/03554/FUL	Land At Park Road And Newfield Drive Menston	Construction of dormer bungalow	Recommended for refusal on the grounds that this is an overdevelopment of the site and not a dormer bungalow
23/03608/LBC	Hagwood Farm Bleach Mill Lane Menston	Insertion of new steel framework to support new roof	Recommended for approval
23/03686/FUL	Reservoir House Hillings Lane Menston	Installation of 192 solar panels installed on a maximum of 1000sqm of land to the West of the existing dwelling. The fixings will be an appropriate earth screw drilled into the soil with a mounting structure attached to the screws. All cabling back to the house will be laid underground in appropriate ducting.	Recommended for refusal on the grounds that this is a change of use for land in the greenbelt and an excessive number of solar panels.

P2023/137 Planning Panel

None.

P2023/138 To note any planning applications not for consultation

None.

P2023/139 To receive an update on encroachment requests

The Clerk was asked to contact Bradford Council to express the Parish Council's concerns about the safety of the stretch of road on Burley Lane and to request a response within 14 days.

P2023/140 To receive an update about enforcement matters

Councillor Banister reported that the Parish Council is still awaiting a response from Bradford Council about ongoing issues with the Pump House. It was agreed that the Clerk would complain to Bradford Council about a lack of response.

P2023/141 Neighbourhood Development Plan

It was agreed to add the new Parish Council logo to the survey and to publicise the survey on the website. It was also agreed to use a QR code to access the survey. Councillor Banister agreed to contact Justin Leeming and ask him to produce a poster.

P2023/142 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2023/143 To report any progress on Bradford Council's Local Plan

None.

P2023/144 Chairman's remarks and correspondence

None.

P2023/145 Date of next meeting

It was agreed that the next meeting will take place on Thursday 30th November 2023 following the Parish Council meeting which starts at 7.05pm.