



Menston Parish Council Planning Committee Meeting

Thursday 30th November 2023

MINUTES

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

P2023/146 Councillor Banister welcomed everyone to the meeting.

P2023/147 Apologies for absence

Apologies for absence were received and accepted from Councillors Smith, Goodith White and Jo White.

P2023/148 Disclosures of interest

None.

P2023/149 Public consultation

None.

P2023/150 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 30th November 2023 be agreed and accepted as a true and accurate record.

Proposed: Councillor Banister

P2023/151 Outcome of previous planning applications

Planning ref no	Site location	Brief description of proposal	Outcome
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.	Refused
23/03157/HOU	10 Walker Road Menston	Single storey side extension	Granted
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)	Granted
23/03394/HOU	51 Ellar Gardens Menston	Part single-storey/part double-storey side and rear extensions	Refused
23/03456/HOU	28 Cleasby Road Menston	Removal of existing conservatory to rear elevation and replacement with garden room and porch	Granted

Planning ref no	Site location	Brief description of proposal	Outcome
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)	Granted
23/03554/FUL	Land At Park Road and Newfield Drive Menston	Construction of dormer bungalow	Pending consideration
23/03608/LBC	Hagwood Farm Bleach Mill Lane Menston	Insertion of new steel framework to support new roof	Pending consideration
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.	Pending consideration

P2023/152 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
23/03827/ADV	The Fox 129 Bradford Road Menston	Installation of 10No non-illuminated parking disclaimer signs on and around the building	Objection lodged
23/03826/FUL	The Fox 129 Bradford Road Menston	2 X 4 metre high column with Automatic Number Plate Recognition (ANPR) Cameras	Objection lodged
23/04159/HOU	78 Main Street Menston	New porch to front and canopy to the rear to incorporate a replacement roof to the existing rear extension. Conversion of the integral garage to additional living space. External alterations to comprise the application of render throughout, the introduction of brickwork sections, replacement windows and re-roofing.	Recommended for approval
23/04156/HOU	38 Dicks Garth Road Menston	Front porch and dormer	Recommended for approval
23/03935/FUL	Land East Of Kentrigg St Johns Park Menston	Construction of detached dwelling with integral double garage and associated works	Recommended for refusal as this is overdevelopment of the plot
23/04238/HOU	51 Ellar Gardens Menston	Demolition of existing conservatory. Construction of double storey rear and side	The Parish Council do not have any comments about the proposal, but do not consider that the application

Planning ref no	Site location	Brief description of proposal	Outcome
		extension, and single storey side extension	shows the curtilage accurately
23/04227/HOU	11 Park Field Menston	Single storey rear extension. Two storey front porch	Recommended for refusal as this is not in keeping with the streetscene
23/04266/LBC	38 Main Street Menston	Replacement of existing mock Georgian casement windows to the front elevation with new timber heritage sash windows	Recommended for approval

P2023/153 Planning Panel

None.

P2023/154 To note any planning applications not for consultation

None.

P2023/155 To receive an update on encroachment requests

Bradford Council has now responded and asked for more details about the properties which have encroached on the highway. Councillor Banister agreed to supply further details to the Clerk to forward to the Enforcement Officer. Councillor Banister indicated that further Land Registry searches may be needed.

P2023/156 To receive an update about enforcement matters

Bradford Council has now responded to the Parish Council inquiry. The Enforcement Officer has agreed to provide regular update

P2023/157 Neighbourhood Development Plan

An update was provided during the Parish Council meeting.

P2023/158 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2023/159 To report any progress on Bradford Council's Local Plan

None.

P2023/160 Chairman's remarks and correspondence

Councillor Banister reported that she had been contacted about a refusal of planning permission and asked about what action could be taken next. It was agreed that the Clerk would respond indicating that the Planning Committee cannot advise applicants.

P2023/161 Date of next meeting

It was agreed that the next meeting will take place on Thursday 25th January 2024 following the Parish Council meeting which starts at 7.05pm.