



**Menston Parish Council**  
**Planning Committee Meeting**  
Thursday 29<sup>th</sup> February 2024

**MINUTES**

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

**P2024/018** Councillor Banister welcomed everyone to the meeting.

**P2024/019 Apologies for absence**

None.

**P2024/020 Disclosures of interest**

None.

**P2024/021 Public consultation**

One member of the public was present and addressed the meeting about the application for Land Adj To 6 Fairfax Road.

**P2024/022 Minutes of the previous meeting and progress report**

**RESOLVED** that the minutes of Menston Parish Council's Planning Committee meeting held on 25<sup>th</sup> January 2024 be agreed and accepted as a true and accurate record.

**Proposed:** Councillor Banister

Councillor Banister had responded to the Government's consultation on the proposed Street vote development orders to say that the Parish Council were not supportive of the proposals. The National Association of Local Councils have not supported the proposals either.

**P2024/023 Outcome of previous planning applications**

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
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.	Granted
23/04740/HOU	41 Brooklands Lane Menston	Double storey side extension and single storey rear extension	Granted

**P2024/024 Planning applications to consider**

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
24/00124/HOU	4 Bleach Mill Lane Menston	Single storey side and rear extension, porch and hip-to-gable loft conversion with rear dormer.	Recommended for refusal on the grounds that this application will cause Loss of amenity and harm another property through noise, overlooking,

Planning ref no	Site location	Brief description of proposal	Outcome
			overshadowing, smells, light pollution, loss of privacy , dust vibration or late night activities. Also, the dormer has full length windows in the roof which seems excessive - so loss of amenity by overlooking as well as loss of amenity of a view.
24/00439/PNH	7 Moorfield Avenue Menston	Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall of original dwellinghouse: 4.6m Maximum height of proposed extension: 3.99m Height to eaves of proposed extension: 2.3m	Recommended for approval
24/00296/HOU	118 Main Street Menston	Demolition of existing conservatory. Construction of single-storey rear extension and entrance hall. Amendments to external appearance of property	Recommended for approval
24/00418/FUL	Land Adj To 6 Fairfax Road Menston	Removal of existing garages and construction of single outbuilding	Recommended for approval

**P2024/025 Planning Panel**

None.

**P2024/026 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council**

None.

**P2024/027 To note any planning applications not for consultation**

24/00409/CLP - Low Toft Moor Lane Menston, Construction of single-storey side/rear extension and detached outbuilding.

**P2024/028 To receive an update on encroachment on Burley Lane**

Simon D'Vali had advised the meeting that he would be seeking advice from the Head of Engineering at Bradford Council. It was agreed that Councillor Banister would raise concerns about the encroachment through the Local Access Forum.

**P2024/029 To receive an update about enforcement matters**

It was agreed that Councillor Banister would submit a letter of complaint.

**P2024/030 Neighbourhood Development Plan**

Councillor Banister gave an update about the Neighbourhood Plan. A meeting took place on 20<sup>th</sup> February. The Clerk had produced a timeline setting out the actions required to produce a completed Neighbourhood Plan which can be submitted for referendum in May 2026.

Councillor Banister and Councillor White will be holding a consultation meeting to discuss Greenspaces on 13<sup>th</sup> March at Kirklands.

There had been very few responses to the Neighbourhood Plan survey from children and young people so Councillor Banister and Goodith White have devised a survey which will be circulated to children and young people. A questionnaire for members of Menston Business Association has been added to the website and a number of responses have been received.

The Clerk has been in touch with Bradford Council's Planning Department and acquired the contact details for the Planning Officer who is now responsible for liaising with Parish Councils about their Neighbourhood Plans.

The next meeting of the group will take place on 26<sup>th</sup> March at 7.30pm

**P2024/031 To report any progress on Bradford Council's Local Plan**

None.

**P2024/032 Chairman's remarks and correspondence**

Councillor Banister noted that an email had been received about the planning application at 4 Bleach Mill Lane from a neighbour.

**P2024/033 Date of next meeting**

It was agreed that the next meeting will take place on Thursday 21<sup>st</sup> March 2024 following the Parish Council meeting which starts at 7.05pm.