



Menston Parish Council
Planning Committee Meeting
Thursday 25th July 2024 at 8.50pm

MINUTES

Present: Councillors Marilyn Banister, John Houlihan, Philip Moore, Chris Steele

P2024/100 Apologies for absence

Apologies for absence were received and accepted from Councillors Lisa Greer, Dale Smith, Jo White and Mrs Hanson

P2024/101 Disclosures of interest

None.

P2024/102 Public consultation

None.

P2024/103 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 27th June 2024 be agreed and accepted as a true and accurate record.

Proposed: Councillor Banister

P2024/104 Outcome of previous planning applications

Planning ref no	Site location	Brief description of proposal	Outcome
24/01511/HOU	37 Brooklands Lane Menston	Patio, steps and associated works to rear of property	Granted
24/01578/HOU	Brooklands Burley Road Menston	Single-storey extension to front and side to connect the detached annex building to the main house	Granted
24/01658/FUL	Chevin End Guest House West Chevin Road Menston	Change of use of guest house and redundant barn into single dwelling.	Pending consideration
24/01686/HOU	The Woodlands Burley Lane Menston	Single storey rear extension; first floor side extension; front porch extension; rear pergola and extension of decking; rooflights to front elevation; air source heat pumps and car charging facilities; rear brick fire pit with steel flue pipe	Pending consideration
24/01790/HOU	4 Bleach Mill Lane Menston	Two storey side extension, single storey rear extension and associated patio and steps.	Granted
24/01764/FUL	Menstone Club Farnley Road Menston	Construction of two storey extension to existing clubhouse	Granted

Planning ref no	Site location	Brief description of proposal	Outcome
24/01841/HOU	31 Brooklands Lane Menston	2-storey side extension with single storey rear extension and front porch.	Granted
24/01915/FUL	The Hollies 58 Chevin Avenue Menston	Demolition of existing building and construction of new dwelling	Pending consideration
24/01970/FUL	Menston Recreation Ground Bingley Road Menston	Refurbishment of the existing play area to include the installation of new play equipment	Pending consideration
24/02112/HOU	3 Wharfedale View Menston	Demolition of existing single storey extension. Construction of part single, part two storey side extension. Forming a new vehicular access from Park Way	Pending decision
24/01856/HOU	22 Oakridge Avenue Menston	Raised patio and steps to rear (retrospective)	Pending consideration

P2024/105 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
24/02169/FUL	Chevin End Farm West Chevin Road Menston	Change of use from guest house annex to self contained, short term holiday let	No objection
24/02325/HOU	60 Brooklands Way Menston	Removal of existing garage, conservatory and chimney. Construction of two-storey side extension and single-storey rear extension.	No objections
24/02537/HOU	30 Oakridge Avenue Menston	Construction of side garage attached to neighbouring garage	No objection
24/02534/HOU	Low Toft Moor Lane Menston	Demolition of rear greenhouse; single storey side and rear extensions; new first floor windows and ground floor bay window to front elevation; gable end with portico to front elevation	No objection, but the Parish Council agreed to comment that this represents overdevelopment in the Green Belt with loss of vegetation on the west side of the plot and width excessive for the size of plot.
24/02039/FUL	Willowbrook Moor Lane Menston	Detached two storey dwelling in the front garden of Willowbrook	
24/01975/FUL	Land East Of Kentrigg St Johns Park Menston	Construction of detached dormer bungalow with integral double garage and associated works	No objection
24/02520/HOU	10 Robin Lane Menston	Single storey side and rear extension	No objection

Planning ref no	Site location	Brief description of proposal	Outcome
24/02515/HOU	12 Grove Road Menston	Construction of porch to front elevation.	Recommended for objection on the grounds that this is not in keeping with the original property and is an overdevelopment of the plot

P2024/106 Planning Panel

None.

P2024/107 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2024/108 To note any planning applications not for consultation

24/02395/CLP 116 Brooklands Lane Menston, Replacement of existing windows; removal of windows and addition of timber cladding to front elevation; replacement of rear bifold door with sliding doors; installation of air source heat pump; internal reconfiguration of ground floor rooms.

P2024/109 To receive an update about enforcement matters

An update had already been received at the Parish Council meeting.

P2024/110 To receive an update on encroachment on Burley Lane

It was agreed that Councillors Greer and Smith will arrange to have an initial conversation with a local resident.

P2024/111 To receive an update about the proposals for Hawksworth Quarry

Councillor Banister advised the meeting that Nigel Cawthorne had agreed to keep a watching brief on these proposals.

P2024/112 Neighbourhood Development Plan

The Parish Council had agreed to appoint Jamie Wilde from Yorkshire Design Group as a consultant for the Plan.

P2024/113 To report any progress on Bradford Council's Local Plan

There was no update.

P2024/114 Chairman's remarks and correspondence

None.

P2024/115 Date of next meeting

It was agreed that the next meeting will take place on Thursday 29th August 2024 following the Parish Council Meeting which starts at 7.05pm