



**Menston Parish Council**  
**Planning Committee Meeting**  
Thursday 31<sup>st</sup> October 2024 at 8.30pm

**MINUTES**

**Present:** Councillors Lisa Greer (Chairman), John Houlihan, Philip Moore and Jo White

**P2024/150 Apologies for absence**

Apologies for absence were received and accepted from Councillors Marilyn Banister, Dale Smith and Chris Steele

**P2024/151 Disclosures of interest**

None.

**P2024/152 Public consultation**

Two members of the public were present and spoke in opposition to the planning application 24/03845/PAR.

**P2024/153 Minutes of the previous meeting and progress report**

**RESOLVED** that the minutes of Menston Parish Council's Planning Committee meeting held on 26<sup>th</sup> September 2024 be agreed and accepted as a true and accurate record.

**Proposed:** Councillor Greer

**P2024/154 Outcome of previous planning applications**

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
24/01915/FUL	The Hollies 58 Chevin Avenue Menston	Demolition of existing building and construction of new dwelling	Granted
24/01970/FUL	Menston Recreation Ground Bingley Road Menston	Refurbishment of the existing play area to include the installation of new play equipment	Granted
24/01970/FUL	Menston Recreation Ground Bingley Road Menston	Submission of details required by Condition 3 (tree protection) of planning permission 24/01970/FUL	Pending decision
24/02039/FUL	Willowbrook Moor Lane Menston	Detached two storey dwelling in the front garden of Willowbrook	Pending consideration
24/01975/FUL	Land East Of Kentrigg St Johns Park Menston	Construction of detached dormer bungalow with integral double garage and associated works	Granted
24/02520/HOU	10 Robin Lane Menston	Single storey side and rear extension	Granted
24/03002/HOU	1 Derry Hill Gardens Menston	Demolition of existing detached garage. Construction of single-storey extension to north, west and south elevations.	Granted

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
24/02971/HOU	7 West Chevin Road Menston	Demolition of the existing two storey and single storey rear extensions. Construction of a two storey rear extension. Construction of a first floor side extension to incorporate a balcony	Pending consideration
24/03351/HOU	23 Wentworth Close	Demolition of existing conservatory and construction of new orangery	Decided (permitted development)
24/03374/CLP	Alder Croft 18 Chevin Avenue Menston	Demolition of existing conservatory. Construction of single-storey rear extension	Withdrawn
24/03533/HOU	73 Ellar Gardens Menston	Single-storey rear extension	Pending decision
24/03535/HOU	9 Farnley Close	Single-storey side extension, widening of entrance walkway and new driveway/parking space	Pending consideration

### **P2024/155 Planning applications to consider**

<b>Planning ref no</b>	<b>Site location</b>	<b>Brief description of proposal</b>	<b>Outcome</b>
24/03499/HOU	Somerville 12 Park Road Menston	Single storey garage	No objections
24/03845/PAR	Agricultural Building Off Moor Road, Menston	Change of use of agricultural building to dwelling (C3)	Recommended for refusal on the grounds that this application is a development in the green belt and it does not achieve good design. The site is home to a variety of wildlife and lies within the South Pennine Moors Special Protection and Conservation Areas

### **P2024/156 Planning Panel**

The Parish Council agreed that they would like the application 24/03845/PAR referred to the Planning Panel if Bradford Council Planning Officers are minded to approve it.

### **P2024/157 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council**

None.

**P2024/158 To note any planning applications not for consultation**

24/03580/CLP – 7 East Parade, Menston – conversion of an attached garage to habitable space – no objections

24/03753/CLP – 3 Wentworth Close, Menston – single storey rear extension – no objections

**P2024/159 To receive an update about enforcement matters**

It was agreed that the Parish Council would write to Dr Lorraine O'Donnell, the Chief Executive of Bradford Council, to complain about the lack of response from Bradford Council to the Parish Council's concerns about the development at the Pump House.

**P2024/160 To receive an update on encroachment on Burley Lane**

It was agreed that Councillors Houlihan and Steele would investigate the possibility of approaching the local residents and drawing their attention to the encroachment.

**P2024/161 To receive an update about the proposals for Hawksworth Quarry**

There are no updates.

**P2024/162 Neighbourhood Development Plan**

The Clerk has made a funding application to Locality for a general grant and also a technical support grant for the development of some design codes to be included in the final plan. She has received a response from Locality highlighting that there may not be sufficient funds to complete the preparation of the final plan so the Parish Council agreed to set aside up to £10,000 in the budget for 2025-26 for this purpose.

**P2024/163 To report any progress on Bradford Council's Local Plan**

There was no update.

**P2024/164 Chairman's remarks and correspondence**

None.

**P2024/165 Date of next meeting**

It was agreed that the next meeting will take place on Thursday 28<sup>th</sup> November 2024 starting at 8.30pm.