



Menston Parish Council
Planning Committee Meeting
Thursday 30th January 2025 at 7.05pm

MINUTES

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

P2025/001 Welcome and introductions

Councillor Moore thanked everyone for attending the meeting. The Parish Councillors introduced themselves to the members of the public.

P2025/002 Apologies for absence

Apologies for absence were received and accepted from Councillor Dale Smith

P2025/003 Disclosures of interest

Councillors Banister and Steele disclosed their membership of Menston Area Nature Trust (MANT). Councillor Moore advised the meeting that he and Councillor Steele had met some local residents to view the land east of the Otley Road site the previous weekend.

P2025/004 Public consultation

Ward Councillor Bob Felstead and five members of the public were present at the meeting and commented on the planning application 24/04590/MAO – Land east of Otley Road, Menston.

Councillor Moore gave a summary of Bradford Council's land allocations policy and local plans.

Councillor Bob Felstead gave a summary of the objections which he has submitted.

P2025/005 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 28th November 2024 be agreed and accepted as a true and accurate record.

Proposed: Councillor Greer

P2025/006 Outcome of previous planning applications

Planning ref no	Site location	Brief description of proposal	Outcome
24/02039/FUL	Willowbrook Moor Lane Menston	Detached two-storey dwelling in the front garden of Willowbrook	Pending consideration
24/03499/HOU	Somerville 12 Park Road Menston	Single storey garage	Granted
24/03845/PAR	Agricultural Building Off Moor Road, Menston	Change of use of agricultural building to dwelling (C3)	Granted

Planning ref no	Site location	Brief description of proposal	Outcome
24/03879/HOU	Fairy Dell 11 Barrowby Close Menston	Single storey side extension	Granted
24/03853/HOU	1 Fairfax Road Menston	Demolition of timber shed and timber access gate. Construction of pre-fabricated garden shed/workshop and steel sliding gate	Granted
24/03868/HOU	7 Digby Road Menston	Removal of conservatory and part of existing garage and construction of single storey rear and side extension	Granted
24/03959/HOU	Alder Croft 18 Chevin Avenue Menston	Replacement of conservatory with single storey rear extension.	Granted
24/03961/HOU	2 Croft Rise Menston	Single storey side and front extension	Granted
24/04034/HOU	Merlewood Brooklands Walk Menston	Demolition of front porch, construction of front porch and single storey rear extension.	Granted

P2025/007 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
24/04166/HOU	17 Hawksworth Drive Menston	Single storey rear extension; single storey side extension	Recommended for approval
24/04540/HOU	3 East Parade Menston	Two storey side extension. Loft conversion with 2No front dormer windows. Formation of new vehicular access onto East Parade. Demolition of existing garage.	Recommended for refusal due to the change of frontage onto East Parade/Wentworth Close and the loss of greenery/biodiversity and the need for porous material for the driveway
24/04728/HOU	Netherby West Burley Road Menston	Two storey rear extension and front porch. Blocking up of North-West and South-East side doors; and new South-East side door.	Recommended for approval
24/04351/FUL	112 Bradford Road Menston	Demolition of building and re-development of the site to provide 8 residential apartments	Recommended for approval with concerns raised about the means of escape in case of fire
24/04819/HOU	31 Brooklands Lane Menston	Two storey side and rear extension reducing to a single storey rear extension; single storey front extension with porch (resubmission of approved 24/01841/HOU with GF rear extension element revised from 3m to 3.5m)	Recommended for approval

Planning ref no	Site location	Brief description of proposal	Outcome
24/04590/MAO	Land East of Otley Road Menston	Outline planning application for residential development of up to 75 dwellings requesting consideration of access	Recommended for refusal due to the inadequacy of the biodiversity assessment and failure to meet certain local transport policies
25/00138/HOU	17 Glen Dene Menston	Demolition of existing attached garage. Construction of part one, part two storey side extension with single storey rear extension	Recommended for approval

P2025/008 Planning Panel

It was agreed to recommend planning application 24/04590/MAO – land east of Otley Road, Menston is referred to the Planning Panel.

P2025/009 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2025/010 To note any planning applications not for consultation

None.

P2025/011 To receive an update about enforcement matters

The Parish Council agreed to request an update as no correspondence has been received from Bradford Council.

P2025/012 To receive an update on encroachment on Burley Lane

Councillor Greer agreed to draft a letter which can be distributed to residents of Burley Lane.

P2025/013 To receive an update about the proposals for Hawksworth Quarry

There are no updates.

P2025/014 Neighbourhood Development Plan

Councillor Banister gave an update. Jamie Wilde from Design Yorkshire had attended a meeting which included a walk around Menston earlier in the day. The meeting after the walkaround had discussed the design code. A survey to ask Menston residents for their views on the draft vision, aims and objectives will be launched on 1st February on the website. Paper copies will also be available in the library. The closing date for comments is 28th February

P2025/015 To report any progress on Bradford Council's Local Plan

There was no update.

P2025/016 Date of next meeting

It was agreed that the next meeting will take place on Thursday 27th February 2025 starting at 8.30pm.