



Menston Parish Council
Planning Committee Meeting
Thursday 26th June 2025 at 8.35pm

MINUTES

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

P2025/082 Welcome and introductions

Councillor Greer welcomed everyone to the meeting.

P2025/083 Apologies for absence

Apologies for absence were received and accepted from Councillors Philip Moore and Dale Smith

P2025/084 Disclosures of interest

None.

P2025/085 Public consultation

None.

P2025/086 Minutes of the previous meeting and progress report

RESOLVED that the minutes of Menston Parish Council's Planning Committee meeting held on 15th May 2025 be agreed and accepted as a true and accurate record.

Proposed: Councillor Greer

P2025/087 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	Granted
24/04351/FUL	112 Bradford Road Menston	Demolition of building and re-development of the site to provide 8 residential apartments	Granted
24/04590/MAO	Land East of Otley Road Menston	Outline planning application for residential development of up to 75 dwellings requesting consideration of access	Pending consideration
24/04732/FUL	2 Park Dale Menston	Detached dormer bungalow to side garden	Refused
25/00591/FUL	10A Farnley Road Menston	Change of use from stable block (Sui Generis) to a 2 no. bed house (Class C3(a)) and roof conversion from lean-to to pitched access to Farnley Close	Granted
25/00590/HOU	13 Buckle Lane Menston	Demolition of garage and rear extension. Construction of single storey rear and side extension	Granted

Planning ref no	Site location	Brief description of proposal	Outcome
25/01038/HOU	10 Leathley Crescent Menston	Two storey side and rear extension with single storey section to rear	Granted
25/01137/HOU	26 Hargrave Crescent, Menston	Two storey side and rear extension; single-storey front porch extension	Granted
25/00773/HOU	7 Fairfax Road Menston	Installation of heat pump to north elevation	Pending consideration
25/01543/HOU	Ashfield House Windermere Avenue Menston	Detached outbuilding to side	Granted
25/01658/HOU	3 The Moorlands Ilkley	Extension to rear of detached garage	Pending decision
25/01730/HOU	Goosewell Fold Westbourne Drive Menston	Single storey front extension; single storey rear extension. Application of render to dwelling. Changes to openings	Pending consideration

P2025/088 Planning applications to consider

Planning ref no	Site location	Brief description of proposal	Outcome
25/01828/HOU	35 Cleasby Road Menston	Single storey front and rear/side extensions	No objections
25/01970/HOU	7 West Chevin Road Menston	Single storey extension to rear	Recommended for refusal
25/01993/HOU	Merlewood Brooklands Walk Menston	Alterations to existing entrance, stone walls, sliding gate (to a height of 2 metres) and dropped kerb to front of property	Recommended for refusal on the grounds that the brick wall is out of keeping with the street scene.
25/02016/HOU	11 Fairfax Gardens Menston	First floor side extension, single storey rear extension, removal of load bearing walls, internal alterations to first floor	No objections
25/02173/HOU	50 Dicks Garth Road Menston	Dormer window and velux windows added to existing loft conversion	No objections
25/01368/FUL	Flat 2 92 Cleasby Road Menston	Demolition of conservatory and replacement with sunroom extension at first floor. Removal of upper part of chimney stack. Rooflights to front and rear elevations. Internal reconfiguration of rooms with addition of recessed balcony to master bedroom	No objections
25/01823/FUL	Croft Court Main Street Menston	Full render and external walling insulation	The Parish Council has no objections but wishes to recommend that all the

Planning ref no	Site location	Brief description of proposal	Outcome
		encasement to external walls of apartment block	necessary technical work has taken place so as not to cause the building any problems in the future
25/02259/HOU	98 Bradford Road Menston	Accessible off street parking space and associated driveway	No objections. The Parish Council wishes to recommend that a permeable surface is used to improve drainage
25/01800/VOC	5 Garth Grove Menston	Variation of condition 2 (approved plans) of planning permission 22/02640/HOU for Double storey side extension, single storey rear extension and front porch: To substitute drawings showing proposed changes to the height and depth of the single storey rear extension, front door, and the window and roof of the front porch	No objections

P2025/089 Planning Panel

None.

P2025/090 To consider any planning applications adjacent to the Parish Council boundary within Leeds City Council

None.

P2025/091 To note any planning applications not for consultation

25/01657/CLP - Merlewood Brooklands Walk Menston – Conservatory to rear

P2025/092 To receive an update about enforcement matters

The Parish Council agreed to object to the retrospective application 25/01980 for an extension at Land north-west of The Pump House Hillings Lane Menston.

P2025/093 To receive an update on encroachment on Burley Lane

The Enforcement Officer from Bradford Council is now waiting for costings for a path/cycle way before any letters from Bradford Council are distributed to the residents.

P2025/094 Neighbourhood Development Plan

Councillor Banister gave an update. She will write a forward and brief history of Menston to add to the draft Design Code. The recent amendments have been forwarded to the company working on the Design Code.

P2025/095 To report any progress on Bradford Council's Local Plan

There was no update.

P2025/096 Date of next meeting

It was agreed that the next meeting will take place on Thursday 31st July 2025 starting at 8.30pm. Councillors Greer and Houlihan gave their apologies in advance for this meeting.

There was no further business and the meeting closed at 9.45pm