

KEIGHLEY TOWN COUNCIL

Ms Christine Eastbury
Deputy Town Clerk to the Town Council
30th October 2019

Keighley Civic Centre, North Street
Keighley, BD21 3RZ
Tel: 01535 872126
Email: townclerk@keighley.gov.uk

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the meeting of the **Planning Committee**, which will be held in the Victoria Room, Civic Centre, Keighley on **Tuesday 5th November** at **6 p.m.**

Deputy Town Clerk

COMMITTEE MEMBERSHIP

Mayor or Deputy Mayor (Ex-Officio)
Cllr M. Walker – Chairman
Cllr E. Bernardini – Vice-Chairman
Cllr C. Abberton
Cllr J. Akthar

Cllr M. Dowse
Cllr S. Fletcher
Cllr M. Shaw

The quorum for this committee is three.

ADJOURNMENT FOR PUBLIC PARTICIPATION

Notice is given that at a time agreed by the meeting, 15 minutes may be set aside for members of the public to make representation on the business of the agenda for the meeting:

- Members of the public wishing to speak are to have given three working days' notice to the Town Clerk; this may be waived at the Chairman's discretion.
- Any member of the public shall not speak for more than five minutes.
- In the event of more than three members of the public wishing to address the Council then priority will be determined by the Chairman, based on subject matter.
- A question asked by a member of the public during Public Participation shall not require a response or debate during the meeting though the Chairman may direct that a written response will be provided after the meeting.

RECORDING OF MEETINGS

Under the Openness of Local Government Bodies Regulations 2014, members of the public may now film, photograph and make audio recordings of the proceedings of the formal Council meeting, though not, under current legislation, of the Public Participation session, as this is not part of the formal agenda of the meeting. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted.

AGENDA

2019/159 Fire safety announcement

2019/160 Apologies for absence

Members are asked to receive apologies of absence for this meeting.

2019/161 Declarations of Interest

To receive declarations of interest under consideration on this agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

(Members are reminded that should you declare a pecuniary interest at a meeting, it is your responsibility to inform the Monitoring Officer).

- i) Declarations of Interest from Members
- ii) Declarations of Interest from Officers

2019/162 Public Question Time and Participation

Members of the public are advised that they are welcome to ask questions about items on the Agenda. It is not always possible to give a verbal response at the meeting and questions may receive a written reply.

No resolution can be made under this item.

Questions should relate to matters of Town Council policy or practice and not relate to the individual affairs of either the questioner or any other named person.

2019/163 Minutes

Members are asked to approve the minutes of the Planning Committee meeting held on Tuesday 22nd October 2019

Copy attached

2019/164 Committee comments on Planning Applications

Members are asked to consider and comment on the following:

- I) New applications
 1. 19/04061/LBC Water Tower At Keighley Station Bradford Road
Alterations to improve accessibility to the water tower
 2. 19/04145/REM Former Site Of The Woodhouse Woodhouse Road
Reserved matters application for construction of 8 dwellings requesting consideration of access, appearance, landscaping, layout and scale (pursuant to outline approval 17/03610/MAO for residential development)
 3. 19/04161/CPN 10 Hamworth Drive Oakworth
12 Self-seeded Holly Trees - Reduce in height from 5-7m to 4-5m.
Plum Tree - Reduce in height from 5m to 4m, and crown thin by 20%

4. 19/04264/HOU Fairbank Goose Eye Brow Laycock
Two storey rear extension
5. 19/04290/HOU Green Syke Farm Green Sykes Road Laycock
Front entrance porch and new vehicular access & track
6. 19/04276/FUL Non Addressable At Grid Ref 399585 437699 Dean Edge Road Oldfield
Construction agricultural Building
7. 19/04324/TPO Four Oaks Lodge Shann Lane Keighley
Ash - Remove snapped bough
8. 19/04292/HOU The East Barn Higher Redcar Farm Redcar Lane Steeton With Eastburn
Single storey conservatory to side elevation
9. 19/04318/LBC Bank House Banks Lane Riddlesden
Replacement of ground floor internal dividing wall and modern bay window to rear with double door
10. 19/04376/PNA Land At Grid Ref 401490 441750 Pole Road Laycock
Agricultural building
11. 19/04479/HOU 34 Nessfield Drive Keighley
Proposed single storey side and rear extension
12. 19/04431/HOU Nesfield Ferncliffe Drive Keighley
Single storey rear extension
13. 19/04480/HOU 55 Fell Lane Keighley
Front and rear dormer windows
14. 19/04439/HOU Oakfield Ferncliffe Drive Keighley
Single storey side extension with roof terrace
15. 19/04451/TPO Far Jack Lodge Street Lane East Morton
T1 Sycamore - Reduce in height to 8m and crown thin 10%
16. 19/01348/SUB01 Green Syke Farm Green Sykes Road Laycock
Submission of details required by condition 3 (materials) of planning permission 19/01348/FUL
17. 19/04474/HOU 5 Hillside Avenue Oakworth
Side dormer window and loft conversion with replacement porch (resubmission)

iii) Applications Granted

19/02761/FUL Muldoons North Street Keighley
Conversion of existing pub to 1x retail unit to ground floor, 2x residential units to first floor, 2x residential units to second floor and 1x residential unit to third floor

19/00991/CPN Settler Dam Otley Road East Morton
T1, T3 & T4 Sycamores - Fell.
T2, T5 & T6 Common Ash - Remove.
T7, T8 & T9 Sycamores - Crown lift to 3m or suitable growth/pruning point and crown thin 15-20%

19/03621/CPN Shann House Glenlyon Drive
T1 Conifer - Remove all leaders apart from the main central stem and reduce by 2m (see photo)

19/03628/HOU Cragg Farm Moss Carr Road Long Lee
Alteration of outbuildings to form an annexe to Cragg Farm including adjustment to roof, demolition of a stables/storage buildings (resubmission of 18/04980/HOU)

19/03737/LBC The Livery Rooms North Street Keighley
Construction of a timber framed flat roof lobby within an existing lightwell

19/03736/FUL The Livery Rooms North Street Keighley
Timber framed flat roof lobby within existing lightwell

19/03794/CLE 298 Skipton Road Keighley
Certificate of Lawfulness of established use as four self-contained flats

19/03993/TPO Travelodge Bradford Road Keighley
Prune to clear trees to clear structure by 3m maximum

19/04013/TPO Red Holt Hainworth Wood Road Keighley
Various trees, crown lift to 3m over the footpath and 5.2m over the road

19/04012/TPO Random Lodge 5 Lydget Court Spring Gardens Lane
T1 Horse Chestnut - Limb directly over the road with a large lateral crack to be removed and all epicormic growth up to 5m to be removed

19/04324/TPO Four Oaks Lodge Shann Lane
Ash - Remove snapped bough

10/04672/SUB02 Scrap Yard Castle Mills Becks Road
Submission of details to comply with condition 9 (ground stability) and condition 13 (risk assessment) of outline approval 10/04672/OUT

19/03199/FUL 79 Low Street Keighley
Change of use of ground floor and basement from an existing A2 Office Use to an A4 drinking establishment (Gin Bar)

19/03663/FUL Byworth Boilers Transport Limited Thwaites Brow Road
Construction of side extension to the existing workshop

19/03682/HOU 10 Victoria Terrace Keighley West Yorkshire BD21 4HX
Proposed front and rear dormer windows (loft conversion)

19/03694/FUL Grouse Inn Harehills Lane Oldfield
Installation of front entrance canopy

19/03900/ADV The Livery Rooms North Street Keighley
New signage scheme consisting of individual sets of letters and two pictorials

iv) Applications Refused

19/03057/FUL Burlington Arms 8 Market Street Keighley
Change of use from mixed use residential (C3) and drinking establishment (A4) to residential only to create four two-bed separate dwellings including construction of first floor extension to south elevation and additional fenestration

19/02755/TPO Smithfield House 29 Otley Road East Morton
12 Trees to be removed (see photos and drawing)

19/03259/TPO Four Seasons 6 Sunnysdale Park East Morton
T1 and T2 Ash - Remove
4 x Sycamore - Crown thin 20%
4 x Alders - Crown thin 20%

18/03882/NMA01 5 Hillside Avenue Oakworth
Non-material amendment to planning permission 18/03882/HOU : change of materials from tiles to match existing colour to anthracite grey (RAL 7016) PVC'U' horizontally laid cladding

v) Other Planning Matters

There are none as at the time of writing the agenda.

2019/165 Delegation of comments on Planning Applications

Members are asked to agree any applications to be delegated to the Deputy Town Clerk for comment.

2019/166 Bradford Council Area Planning Panel and Regulatory & Appeals Committee

Members are asked:

- 8.1 To receive details of planning applications to be discussed by Bradford Council's Area Planning Panel (Keighley and Shipley) – to be tabled
- 8.2 To receive details of planning applications to be discussed by Bradford Council's Regulatory & Appeals Committee – to be tabled

2019/167 Planning Appeals

Members are asked to receive any notifications of appeals – there are none at the time of writing the agenda.

2019/168 Footpaths and Public Rights of Way

Members are asked to bring forward details of any footpaths or public rights of way which are under threat from any planning applications

2019/169 Site Visits

Members are asked to set the date and time for site visits (if any).

2019/170 Any items for discussion for future agenda

Members are asked to notify the Deputy Town Clerk of any matters for inclusion on the agenda of the next meeting

2019/171 Date of next committee meeting

Members are asked to note the date of the next meeting is Tuesday 19th November 2019 at 6 p.m. in the Victoria Room, Keighley Civic Centre.