

KEIGHLEY TOWN COUNCIL

Mrs Anne Wilson
Locum Clerk to the Town Council
18th September 2019

Keighley Civic Centre, North Street
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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 24th September** at **6 p.m.**



Locum Town Clerk

COMMITTEE MEMBERSHIP

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

Cllr M. Dowse
Cllr S. Fletcher
Cllr M. Shaw
Cllr M. Walker - Chairman

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

1. Fire safety announcement

2. Apologies for absence

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

3. 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

4. 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.

5. Minutes

Members are asked to approve the minutes of the Planning Committee meeting held on Tuesday 3rd September 2019.

Copy attached

6. Committee comments on Planning Applications

Members are asked to consider and comment on the following:

- I) New applications
 - 1. 19/03663/FUL Byworth Boilers Transport Limited Thwaites Brow Road Keighley
Construction of two storey side extension to the existing workshop
 - 2. 19/03682/HOU 10 Victoria Terrace Keighley
Proposed front and rear dormer windows (loft conversion)
 - 3. 18/03100/NMA01 Former Workshop Oldfield Lane Oldfield Keighley
Non material amendment to planning permission 18/03100/FUL to change of roofing materials to a natural Welsh grey slate. East elevation - ground floor window omitted and widening of

remaining window. South elevation - ground floor window amended to patio doors and first floor window amended to Juliette balcony and doors. North elevation - removal of 1 window opening, installation of 2 velux windows.

4. 19/03694/FUL Grouse Inn Harehills Lane Oldfield Keighley
Installation of front entrance canopy
5. 19/03686/FUL Buildings At Grid Ref 400618 440834 Greystones Lane Laycock
Conversion of existing agricultural barn (Sui Generis) to 1 no. dwelling (C3) including formation of second floor and associated works
6. 17/06276/SUB02 The Livery Rooms North Street Keighley
Submission of details to comply with condition 3 (surface treatments) of planning permission 17/06276/FUL
7. 19/03696/FUL Site At Back Eric Street Keighley
Construction of five terraced houses
8. 19/03708/FUL Former Site Of Workshop Near Bent House Oldfield Lane Oldfield
Conversion of an existing stone building into a dwelling house to include addition of a porch (amended scheme)
9. 19/03722/TPO West View Street Lane East Morton
T1 Larch - Radially reduce so no branch is longer than 5m in length
10. 19/03732/HOU 56 Calton Road Thwaites Brow
Garage conversion
11. 19/03711/HOU 3 Denby Court Oakworth
Two storey side extension with integral garage
12. 19/03724/FUL 14 Cavendish Street Keighley
Change of use of shop/retail unit to a micro pub (A4)
13. 19/03736/FUL The Livery Rooms North Street Keighley
Timber flat roof lobby insertion into existing lightwell
14. 19/03738/HOU 28 Highfield Lane Keighley
Front dormer window
15. 19/03737/LBC The Livery Rooms North Street Keighley
Timber flat roof lobby insertion into existing lightwell
16. 19/03739/FUL Herncliffe Nursing Home Spring Gardens Lane Keighley
Construction of external lift and boiler room to rear
17. 19/03806/CLE Bronmagnum Lumbfoot Stanbury Keighley
Certificate of lawfulness for the established use of a biomass boiler flu
18. 19/03833/PNA Land To South Of Ilkley Road Riddlesden
Construction of building for storage

19. 19/03839/HOU The Sheilings Spring Avenue Long Lee
Single storey rear extension with demolition of existing conservatory and part conversion of garage
20. 19/03900/ADV The Livery Rooms North Street Keighley
New signage scheme consisting of individual sets of letters and two pictorials

iii) Applications Granted

19/02771/HOU 2 Braithwaite Road Keighley
Two storey side and rear extension with detached garage

19/02767/HOU 214 Thwaites Brow Road Keighley
Part two and single storey rear extension

19/02899/HOU 1 Redcliffe Grove Keighley
Two storey side extension

19/02876/ADV Village Institute 11 Main Road East Morton
Installation of one externally illuminated 4050 x 500mm fascia sign

19/03363/TPO Unit 1 Riverside Keighley
T1 Sycamore – Remove
T2 Beech - Crown lift to 3.5m and cut back to clear building by 2m, leaving spread of 3m on building side

19/03430/CPN 166 Skipton Road Keighley
G1 Group of 3x Conifers - Fell

19/02584/FUL Farfield Morton Lane East Morton
Part demolition of existing dwelling and construction of two new detached dwellings

19/02739/HOU 5 Westfell Way Keighley
Single storey rear extension with external ramp

19/02923/HOU 2 Leach Way Riddlesden
Raised patio and associated alterations to fenestration

19/02915/HOU Royd View Calton Road Thwaites Brow
Single storey front and rear extension

19/03005/FUL 27 Lawkholme Lane Keighley
Installation of new shopfront

19/03006/HOU 3 Kingsway Riddlesden
Construction of single storey rear/side extension for a disabled person

19/02946/HOU 15 Astwick Close East Morton
Conversion of existing integral garage to accommodation and construction of a new detached garage

19/02982/FUL Land West Of Quarry House Green Head Lane Keighley
Construction of 1 pair semi-detached dwellings and 1 detached dwelling

19/03001/ADV Powell And Family Funeral Directors Bradford Road Sandbeds
2 x Fascia signs, 1 x free standing sign and 1 x plaque sign

19/02998/ADV 111 - 115 Cavendish Street Keighley
Changing existing signage to a new design for the new company

18/05392/SUB01 Parkwood Primary School Parkwood Street Keighley
Submission of details to comply with condition 2 (facing and roofing materials) of planning permission
18/05392/FUL

19/03076/HOU Middle Slippery Ford Barn Slippery Ford Lane Oakworth
Demolition of steel portal frame building; construction of garage workshop and store

19/03120/HOU 26 Hillside Avenue Oakworth
Construction of conservatory to rear elevation

19/03109/CPN Hawkstone Towers Shann Lane Keighley
T1 Copper Beech - Crown lift secondary laterals only over highway to gain a 5.05m clearance creating wounds no larger than 50mm
T2 and T3 Yew - Crown lift lateral branches that overhang the highway to give a 5.05m clearance
Trim Ivy along the boundary wall back to wall

19/03144/LBC Manor Barn 6 Studley Close East Morton
Conversion of existing attached garage into sun room & garden store

19/03143/HOU Manor Barn 6 Studley Close East Morton
Conversion of existing attached garage into sun room & garden store

19/01881/FUL Barley Cote Farm Ilkley Road Riddlesden
Renovation and alterations works to existing Farmhouse and conversion of existing mistal to form single new dwelling

19/02636/HOU Middlemoor Farm Silsden Road Riddlesden
Single storey rear extension

19/02895/HOU 101 Upper Hird Street Keighley
Single storey rear extension to create bedroom and shower room for disabled person

19/03000/HOU 20 High Holly Garth Long Lee
Two storey side and single storey rear extension

19/03048/HOU 165 Bradford Road Riddlesden
Front and rear dormer windows with loft conversion

19/03072/FUL Middlemoor Farm Silsden Road Riddlesden
Change of use of existing agricultural building to Use Class B1 (light industrial)

19/03183/HOU Springfield Long Lee Lane Long Lee
Single storey rear extension and conversion of existing attached garage to bedroom

iv) Applications Refused

19/02796/TPO 50 Hollins Lane Keighley
T1 Sycamore - Crown thin by 10% and remove epicormic. Also draw back from property by a maximum of 2m to leave 3m remaining

19/02834/HOU 28 Highfield Lane Keighley
Front dormer window

19/03364/TPO 2 Greenfell Close Keighley
T1 Ash - Fell, interfering with the sewers and over matured

19/02512/LBC 22 - 24 Goose Eye Laycock
Conversion of existing dwelling into two dwellings with side and rear extension

19/02052/FUL Al-Hidaayah Foundation Bridge Street Keighley
Formation of wall along boundary to include entrances for vehicles and pedestrians and resurfacing of car park

19/02810/HOU 111 Devonshire Street Keighley
Construction of front and rear dormer windows and two storey rear extension

19/03152/PAR Agricultural Building Turnshaw Road Oakworth
Change of use of agricultural building and land to one dwelling (C3) and associated building operations

v) Other Planning Matters

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

7. Delegation of comments on Planning Applications

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

8. 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

9. Planning Appeals

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

10. 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

11. Site Visits

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

12. Any items for discussion for future agenda

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

13. Date of next committee meeting

Members are asked to note the date of the next meeting is Tuesday 8th October 2019 at 6 p.m. in the Victoria Room, Keighley Civic Centre.