

KEIGHLEY TOWN COUNCIL

Minutes of a meeting of the Planning (P) Committee held in the Victoria Room, Keighley Civic Centre on Tuesday, 5th November 2019

Present: Councillor Bernardini, Chair
Councillor Abberton
Councillor Akhtar
Councillor Corkindale, ex-Officio (from 18.35)
Councillor Dowse
Councillor Fletcher

Also Present: Nichola Powell, Minute Taker

159/2019 (P) Fire Safety Announcement

A fire safety announcement was given at the start of the meeting and there was no fire drill scheduled to take place during the meeting.

160/2019 (P) Apologies for Absence

Apologies had been received from:

- Councillor M Shaw, annual leave
- Councillor P Shaw, sick leave
- Councillor M Walker, annual leave

161/2019 (P) Declarations of Interest

RESOLVED: There were no 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 from Members or Officers.

162/2019 (P) Public Question Time and Participation

There were no members of the public present.

163/2019 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday, 22nd October 2019 be confirmed as a true record of the proceedings and signed by the Chair.

164/2019 (P) Committee Comments on Planning Applications

i) New Applications

| | Plan Number | Comment |
|---|--------------|---|
| 1 | 19/04061/LBC | Recommended approval, however, Keighley Town Council queried whether the pine flooring would cover the Yorkshire stone flags? |
| 2 | 19/04145/REM | Recommended approval. |
| 3 | 19/04161/CPN | Recommended approval. |
| 4 | 19/04264/HOU | Recommended approval. |
| 5 | 19/04290/HOU | Recommended approval. |
| 6 | 19/04276/FUL | Recommended approval. |

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| 7 | 19/04324/TPO | Keighley Town Council referred to the arboriculturist. |
| 8 | 19/04292/HOU | Recommended approval. |
| 9 | 19/04318/LBC | Recommended approval. |
| 10 | 19/04376/PNA | Recommended approval. |
| 11 | 19/04479/HOU | Recommended approval. |
| 12 | 19/04431/HOU | Recommended approval. |
| 13 | 19/04480/HOU | Recommended approval. |
| 14 | 19/04439/HOU | Recommended approval. |
| 15 | 19/04451/TPO | Keighley Town Council referred to the arboriculturist. |
| 16 | 19/01438/SUB01 | Recommended approval. |
| 17 | 19/04474/HOU | Keighley Town Council recommended referral to Bradford MDC Planning due to insufficient information. |

ii) Applications Granted

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| 1 | 19/02761/FUL | Muldoons, North Street, Keighley Conversion of existing pub to 1 x retail unit to ground floor, 2 x residential units to first floor, 2 x residential units to the second floor and 1 x residential unit to the third floor. |
| 2 | 19/00991/CPN | Settler Dam, Otley Road, East Morton T1, T3 and T4 Sycamores - fell. T2, T5 and T6 Common Ash - remove. T7, T8 and T9 Sycamores - crown lift to 3m or suitable growth/pruning point and crown thin 15-20%. |
| 3 | 19/03621/CPN | Shann House, Glenlyon Drive T1 Conifer - remove all leaders apart from the main central stem and reduce by 2m. |
| 4 | 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). |
| 5 | 19/03737/LBC | The Livery Rooms, North Street, Keighley Construction of a timber framed flat roof lobby within an existing lightwell. |
| 6 | 19/03736/FUL | The Livery Rooms, North Street, Keighley Timber framed flat roof lobby within existing lightwell. |
| 7 | 19/03794/CLE | 298 Skipton Road, Keighley Certificate of Lawfulness of established use as four self-contained flats. |
| 8 | 19/03993/TPO | Travelodge, Bradford Road, Keighley Prune to clear trees to clear structure by 3m maximum. |
| 9 | 19/04013/TPO | Red Holt, Hainworth Wood Road, Keighley Various trees, crown lift to 3m over the footpath and 5.2m over the road. |
| 10 | 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. |
| 11 | 19/04324/TPO | Four Oaks Lodge, Shann Lane Ash - remove snapped bough. |
| 12 | 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. |

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| 13 | 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). |
| 14 | 19/03663/FUL | Byworth Boilers Transport Limited, Thwaites Brow Road Construction of side extension to the existing workshop. |
| 15 | 19/03682/HOU | 10 Victoria Terrace, Keighley Proposed front and rear dormer windows (loft conversion). |
| 16 | 19/03694/FUL | Grouse Inn, Harehills Lane, Oldfield Installation of front entrance canopy. |
| 17 | 19/03900/ADV | The Livery Rooms, North Street, Keighley New signage scheme consisting of individual sets of letters and two pictorials. |

iii) Applications Refused

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|---|--------------|---|
| 1 | 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 two0bed separate dwellings including construction of first floor extension to south elevation and additional fenestration. |
| 2 | 19/02755/TPO | Smithfield House, 29 Otley Road, East Morton 12 trees to be removed. |
| 3 | 19/03259/TPO | Four Seasons, 6 Sunnydale Park, East Morton T1 and T2 Ash - remove. 4 x Sycamore - crown thin 20%. 4 x Alders - crown thin 20%. |

iv) Other Planning Matters

There were no other planning matters to discuss.

165/2019 (P) Delegation of Comments on Planning Applications

There were no planning applications to delegate.

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

166.1 Bradford Council's Area Planning Panel (Keighley and Shipley)

The Area Planning Panel (Keighley and Shipley) passed the following:

- 57 Braithwaite Avenue - two storey extension
Keighley Town Council refused due to no one metre gap but Bradford passed because the "terracing effect" does not apply in this case as the house is semi-detached at the end of two pairs of houses.
- Land South of 2-10 Royd Lane - 9 one-bed supported living units
Both Keighley Town Council and Bradford passed the application.
- Land Below 14 Barley Cote Road, Riddlesden - detached house
Both Keighley Town Council and Bradford passed the application.
- Marriner Road - 58 bus parking spaces
Both Keighley Town Council and Bradford passed the application.

- Land at The Croft, Thwaites Brow Road - three detached houses
Keighley Town Council approved but Bradford refused. This application has been refused 6 times since 2006.

166.2 Bradford Council's Regulatory & Appeals Committee

Councillor Abberton informed members that she would be attending the meeting which was taking place on Thursday, 7th November where she would be speaking on Goose Cote Lane and the new houses at Long Lee.

167/2019 (P) Planning Appeals

There were none.

168/2019 (P) Footpaths and Public Rights of Way

There were none.

169/2019 (P) Site Visits

There were none.

170/2019 (P) Items for Discussion by Members

There were none.

171/2019 (P) Date of Next Meeting

RESOLVED to note that the date of the next scheduled meeting of this committee will be Tuesday, 19th November 2019 at 6.00pm in the Victoria Room, Keighley Civic Centre.

There being no further issues raised the Chair closed the meeting at 18.55 and thanked all for attending.

Signed
Chair

Date