

KEIGHLEY TOWN COUNCIL

Minutes of a meeting of the Planning (P) Committee held in the Victoria Room, Keighley Civic Centre on Tuesday, 24th September 2019

Present: Councillor M Walker, Chair
Councillor Abberton
Councillor Akhtar
Councillor Bernardini
Councillor Shaw, ex-Officio

Also Present: Christine Eastbury, Deputy Town Clerk
Nichola Powell, Minute Taker
2 Members of the Public

120/2019 (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.

121/2019 (P) Apologies for Absence

Apologies had been received from:

- Councillor M Shaw, personal commitments
- Councillor Dowse, personal commitments

122/2019 (P) Declarations of Interest

Councillor Abberton expressed a non-pecuniary interest in the application 19/03739/FUL Herncliffe Nursing Home.

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 Officers.

123/2019 (P) Public Question Time and Participation

2 members of the public, Mr & Mrs Inman, addressed members regarding their objections to 19/03739/FUL Herncliffe Nursing Home. They said that no public notices regarding the proposed planning had been posted, therefore, they had only had 4 days to lodge their objections. They explained that the site map did not show how close their cottage was to Herncliffe so any works undertaken would have an impact on their house/garden plus they had numerous years of disruption due to the ongoing works to the Nursing Home. They also stated that the only access to the site would involve disruption to protected trees plus they would need to access some of their land which they would not permit. They had reservations regarding the proposed new lift as it would overlook their house and garden. There was also no timescale for the works to be undertaken which again would cause major disruption for them.

The Chair thanked Mr & Mrs Inman for sharing their concerns and said the Committee's decision would be passed to Bradford MDC for their consideration.

124/2019 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday, 3rd September 2019 be confirmed as a true record of the proceedings and signed by the Chair.

125/2019 (P) Committee Comments on Planning Applications

i) New Applications

	Plan Number	Comment
1	19/03663/FUL	Recommended approval.
2	19/03682/HOU	Recommended approval.
3	18/03100/NMA01	Recommended approval.
4	19/03694/FUL	Recommended approval.
5	19/03686/FUL	Recommended approval depending on the suitability of the materials used, the drainage, circulation tests and septic tank. <i>1 abstention</i>
6	17/06276/SUB02	Recommended approval.
7	19/03696/FUL	Recommended approval.
8	19/03708/FUL	Recommended approval.
9	19/03722/TPO	Keighley Town Council defer to the arbouriculturist.
10	19/03732/HOU	Recommended approval.
11	19/03711/HOU	Recommended approval.
12	19/03724/FUL	Recommended approval.
13	19/03736/FUL	Recommended approval.
14	19/03738/HOU	Recommended approval.
15	19/03737/LBC	Recommended approval.
16	19/03739/FUL	Keighley Town Council recommends refusal due to access issues, being in a conservation area and lack of consultation.
17	19/03806/CLE	Recommended approval.
18	19/03833/PNA	Recommended approval.
19	19/03839/HOU	Recommended approval.
20	19/03900/ADV	Recommended approval.

ii) Applications Granted

1	19/02771/HOU	2 Braithwaite Road, Keighley Two storey side and rear extension with detached garage.
2	19/02767/HOU	214 Thwaites Brow Road, Keighley Part two and single storey rear extension.
3	19/02899/HOU	1 Redcliffe Grove, Keighley Two storey side extension.
4	19/02876/ADV	Village Institute, 11 Main Road, East Morton Installation of one externally illuminated 4050 x 500mm fascia sign.
5	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.
6	19/03430/CPN	166 Skipton Road, Keighley G1 Group of 3 x conifers -fell.
7	19/02584/FUL	Farfield, Morton Lane, East Morton Part demolition of existing dwelling and construction of two new detached dwellings.

8	19/02739/HOU	5 Westfell Way, Keighley Single storey rear extension with external ramp.
9	19/02923/HOU	2 Leach Way, Riddlesden Raised patio and associated alterations to fenestration.
10	19/02915/HOU	Royd View, Carlton Road, Thwaites Brow Single storey front and rear extension.
11	19/03005/FUL	27 Lawkholme Lane, Keighley Installation of new shopfront.
12	19/03006/HOU	3 Kingsway, Riddlesden Construction of single storey rear/side extension for a disabled person.
13	19/02946/HOU	15 Astwick Close, East Morton Conversion of existing integral garage to accommodation and construction of a new detached garage.
14	19/02982/FUL	Land West of Quarry House, Green Head Lane, Keighley Construction of 1 pair semi-detached dwellings and 1 detached dwelling.
15	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.
16	19/02998/ADV	111-115 Cavendish Street, Keighley Changing existing signage to a new design for the new company.
17	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.
18	03076/HOU	Middle Slippery Ford Barn, Slipper Ford Lane, Oakworth Demolition of steel portal frame building; construction of garage workshop and store.
19	19/03120/HOU	26 Hillside Avenue, Oakworth Construction of conservatory to rear elevation.
20	19/03109/CPN	Hawkstone Towers, Shann Lane, Keighley T1 Copper Beech - crown life 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 overhand the highway to give a 5.05m clearance. Trim ivy along the boundary wall back to wall.
21	19/03144/LBC	Manor Barn, 6 Studley Close, East Morton Conversion of existing attached garage into sun room and garden store.
22	19/03143/HOU	Manor Barn, 6 Studley Close, East Morton Conversion of existing attached garage into sun room and garden store.
23	19/01881/FUL	Barley Cote Farm, Ilkley Road, Riddlesden Renovation and alterations work to existing farmhouse and conversion of existing mistal to form singlenew dwelling.
24	19/02636/HOU	Middlemoor Farm, Silsden Road, Riddlesden Single storey rear extension.
25	19/02895/HOU	101 Upper Hird Street, Keighley Single storey rear extension to create bedroom and shower room for disabled person.
26	19/03000/HOU	20 High Holly Garth, Long Lee Two storey side and single storey rear extension.

27	19/03048/HOU	165 Bradford Road, Riddlesden Front and rear dormer windows with loft conversion.
28	19/03072/FUL	Middlemoor Farm, Silsden Road, Riddlesden Change of use of existing agricultural building to use Class B1 (light industrial).
29	19/03183/HOU	Springfield, Long Lee Lane, Long Lee Single storey rear extension and conversion of existing attached garage to bedroom.

iii) Applications Refused

1	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.
2	19/02834/HOU	28 Highfield Lane, Keighley Front dormer window.
3	19/03364/TPO	2 Greenfell Close, Keighley T1 Ash - fell, interfering with the sewers and over matured.
4	19/02512/LBC	22-24 Goose Eye, Laycock Conversion of existing dwelling into two dwellings with side and rear extension.
5	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.
6	19/02810/HOU	111 Devonshire Street, Keighley Construction of front and rear dormer windows and two storey rear extension.
7	19/03152/PAR	Agricultural Building, Turnshaw Road, Oakworth Change of use of agricultural building and land to one dwelling (C3) and associated building operations.

iv) Other Planning Matters

There were no other planning matters to discuss.

126/2019 (P) Delegation of Comments on Planning Applications

There were no planning applications to delegate.

127/2019 (P) Bradford Council Area Planning Panel and Regulatory & Appeals Committee

There were none.

128/2019 (P) Planning Appeals

The Chair said that Beltrees Cattery appeal was still with the Secretary of State awaiting a response.

129/2019 (P) Footpaths and Public Rights of Way

There were none.

30/2019 (P) Site Visits

There were none.

131/2019 (P) Items for Discussion by Members

There were none.

132/2019 (P) Date of Next Meeting

RESOLVED to note that the date of the next scheduled meeting of this committee will be Tuesday, 8th October 2019 at 6.00pm in the Victoria Room, Keighley Civic Centre.

There being no further issues raised the Chair closed the meeting at 19.15 and thanked all for attending.

Signed Date
Chair

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