



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
18th August 2020

Email: townclerk@keighley.gov.uk

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **Planning Committee** which will be virtually via the following link <https://us02web.zoom.us/j/84085085749> on **Tuesday 25th August 2020 at 6.00pm**. You can also access via phone using the following number and meeting ID number **Meeting ID: 84085085749# Tel No: +44203 4815237**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

Mayor & Deputy Mayor (Ex-Officio)
Cllr M Walker – Chairman
Councillor E. Bernardini – Vice Chairman
Councillor C. Abberton
Councillor J. Akhtar

Councillor A. Ahmed
Councillor M. Dowse
Councillor M. Shaw
Councillor P. Shaw

*Committee Terms of Reference are contained within the Scheme of Delegation.

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 at Council Meetings Recording is allowed at Council, committee and sub-committee meetings which are open to the public, subject to:- (i) the recording being conducted with the full knowledge of the Chairman of the meeting; and (ii) compliance with the Town Council's Recording of Meetings Policy. Anyone wishing to record must contact the Town Clerk prior to the start of the meeting. Any recording must be conducted openly and not in secret.

AGENDA

1. Reminder of arrangements for remote meetings

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 – For Decision

Members are asked to approve the minutes of the Planning Committee held on Tuesday 11th August 2020.

Copy attached

6. Committee comments on Planning Applications – For Decision

Members are asked to consider and comment on the following:

- I) New applications

No.	Application	Description	Location
1.	20/03115/HOU	Single storey sunroom extension and terraced area	4 Glen Garth Long Lee Keighley West Yorkshire BD21 5QW
2.	20/02905/FUL	Change of use from former engineering workshop to four single flats	Airedale House Sand Street Keighley West Yorkshire BD21 3AH
3.	20/02806/REM	Reserved matters application for one agricultural workers dwelling requesting consideration of access, appearance, landscaping, layout and scale (pursuant to	Marley Farm Aire Valley Road Keighley West Yorkshire

		outline approval 20/00485/OUT	
4.	20/02793/FUL	Construction of new dwelling	Land South Of 1 To 7 Church Street Colne Road Oakworth Keighley West Yorkshire
5.	20/02144/FUL	Proposed steel clad portal framed industrial building.	Autotec And David Peel Ltd Brewery Street Keighley West Yorkshire
6.	20/03027/FUL	Taxi office building and relocation of existing taxi base from Dalton Lane to this site	Land At Gresley Road Keighley West Yorkshire
7.	20/03083/FUL	Change of use from factory office to proposed private hire booking office. Installation of ramp and railings	Beta Works Halifax Road Keighley West Yorkshire
8.	20/03277/HOU	Single storey rear extension	15 Higoak Garth Oakworth Keighley West Yorkshire BD22 7QJ
9.	20/03281/HOU	Two-storey side and rear extension, a single storey rear extension and front and rear dormers.	34 Bracken Bank Crescent Keighley West Yorkshire BD22 7AX
10.	20/03316/HOU	Front and rear dormer windows	30 Mornington Street Keighley West Yorkshire BD21 2EP
11.	20/01746/FUL	Change of use of an existing (B8) shop storage basement into a (C3) residential space and associated works	47 South Street Keighley West Yorkshire BD21 1AD
12.	20/03177/HOU	Replacement side porch	85 Westburn Avenue Keighley West Yorkshire BD22 6LF
13.	20/02499/FUL	Change of use of garage to dwelling and associated work	Ghyll Clough Farm Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU
14.	20/02795/VOC	Variation of condition 26 (restoration) of planning approval 13/00293/MIN	Branshaw Quarry Holme House Lane Keighley West Yorkshire BD22 0QZ

i) Applications Granted

No.	Application	Description	Location	Councillors Response
1.	20/02152/HOU	Loft conversion with front and rear dormers	16 Highcroft Gardens, Thwaites Brow, Keighley, BD21 4UZ	No objection and recommend approval
2.	20/02073/HOU	Two storey side and single storey rear extension	6 Elmwood Road, Keighley, BB22 7DW	No objection and recommend approval
3.	20/02198/HOU	Front dormer window and loft conversion	10 Rivock Avenue, Keighley, BD20 6HE	No objection and recommend approval
4.	20/02283/HOU	Two storey rear extension	13 Holker Street, Keighley, BD21 3AP	No objection and recommend approval

5.	20/02221/HOU	Single storey rear extension	13 Castle Road, Keighley, BD21 2ST	No objection and recommend approval
6.	20/02286/HOU	Outbuilding to form garage, garden room and playroom	16A Braithwaite Village, Keighley, BD22 6PX	No objection and recommend approval
7.	20/02079/CLE	Certificate of Lawfulness for existing use as assisted living within residential dwelling	2 Calver Avenue, Keighley, BD21 2RU	No Comment
8.	20/02245/HOU	Log cabin summer house	Kiln Bank Slad Lane, Riddlesden, Keighley, BD20 5DT	No objection and recommend approval
9.	20/02222/VOC	Variation of condition 2, extend the siting of the portacabins by a further 4 years	Fardew Golf Club, Carr lane, East Morton, Keighley, BD20 5RY	No Comment
10.	20/02081/HOU	Two storey side and rear wrap extension	2 Mayfield Drive, Sandbeds, Keighley, BD20 5LS	No objection and recommend approval
11.	20/02507/HOU	Single storey side extension	28 Heather Grove, Keighley, BD21 2RP	Delegated
12.	20/02545/HOU	Single storey rear extension and external works to access staircase	101 Spring Avenue, Long Lee, Keighley, BD21 4TD	No objection and recommend approval
13.	20/02644/HOU	Garage/storage shed	Low Wood, Providence Lane, Oakworth, Keighley, BD22 7QR	No objection and recommend approval

ii) Applications Refused

No.	Application	Description	Location	Councillors Response
1.	20/01644/HOU	Two storey side and rear extension	25 Worth Avenue, Keighley, BD21 4EP	No objection and recommend approval
2.	20/02448/HOU	Two storey side and single storey rear extension	9 Valley View Close Keighley West Yorkshire BD22 7LZ	No objection and recommend approval

iii) Other Planning Matters

None

7. Delegation of comments on Planning Applications

None.

8. Pre-Application Consultation – For Decision

None.

9. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 8th September 2020 at 6.00pm.

KEIGHLEY TOWN COUNCIL

Minutes of the Planning (P) Committee held remotely on Tuesday, 11th August 2020 at 6.00pm

Present: Councillor Walker - Chairman
Councillor Abberton
Councillor Akhtar
Councillor P Shaw
Councillor Adams – Ex Officio

Also Present: Joe Cooney, Town Clerk

036/2020 (P) Welcome & Introduction

The Chairman reminded members of the arrangements for virtual meetings.

037/2020 (P) Apologies for absence

Apologies were received from:

Cllr Bernardini
Cllr M Shaw
Cllr Dowse

RESOLVED to record and accept the apologies from the above Councillors.

It was noted Cllr Ahmed hadn't sent his apologies to the meeting.

037/2020 (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 either Members or Officers.

038/2020 (P) Public Question Time

None.

039/2020 (P) Minutes

The draft minutes included an error, the previous meeting was held on Tuesday 14th and not 15th.

With this amendment it was:

RESOLVED to confirm the minutes of the meeting held on Tuesday 28th July 2020 be confirmed as a true record of the proceedings and signed by the Chair.

024/2020 (P) Planning Applications

i) New Applications

Application No	Comment

20/02913/HOU	No objection and recommend approval
20/02777/HOU	No objection and recommend approval
20/02735/HOU	No objection and recommend approval
20/03006/HOU	Recommend refusal based on the application is not in keeping with the property or the street scene. There are also concerns about the proposal creating a blind spot on the highway. Members are also concerned about the impact on services, such as the adjacent streetlamp and soil pipes.
20/03004/HOU	No objection and recommend approval
20/02822/FUL	No objection and recommend approval
20/02765/FUL	No objection and recommend approval
20/03044.HOU	No objection and recommend approval
20/03103/HOU	No objection and recommend approval
20/03080/HOU	No objection and recommend approval

RESOLVED to submit the above comments to Bradford MDC in response to each application.

ii) Applications Granted

None.

iii) Applications Refused

None.

iv) Other Planning Matters

Environment Permit Consultation

Permit Number: EPR/ZP3537AT/A001

Proposal: the incineration of non-hazardous waste in an incineration or co-incineration plant with a capacity exceeding 3 tonnes per hour

Location: Endless Energy Facility Airedale Road, West Yorkshire, BD21 4LW

Councillors discussed submitting a response to the above consultation currently underway by the Environment Agency.

RESOLVED agree the draft submission and requested the Town Clerk submit the response before the consultation period closes on 12th August 2020.

033/2020 (P) Delegated Decisions

No.	Application Number	Proposal	Comment
1.	20/02899/HOU	Rear balcony extension	No objection

2.	20/02729/FUL	Single storey extension with delivery access ramp	No objection
3.	20/02898/HOU	Single storey side extension	No objection
4.	20/02730/ADV	Illuminated fascia signs to east and north elevations.	No objection

RESOLVED to note the above responses submitted by the Town Clerk under delegated authority.

RESOLVED to request the Town Clerk to include the delegated decisions on the agenda along with the application details.

034/2020 (P) Pre-planning Consultation

None.

035/2020 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 25th August 2020 at 6.00pm.

Signed

Chair

Date