



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
15 February 2021

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/85097096668> on **Tuesday 23 February 2021 at 6.00pm**. You can also access via phone using the following number and meeting ID number **Meeting ID: 850 9709 6668 Tel No: +44203 4815237**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

Mayor & Deputy Mayor (Ex-Officio)
Councillor 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 meetings 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 9 February 2021.

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.	21/00364/FUL	Change of use of existing cricket pavillion to a residential dwelling with construction of extension to side and associated access and landscaping	St Johns Cricket Club Street Lane East Morton Keighley West Yorkshire BD20 5SE
2.	21/00475/HOU	Single storey side extension	42 Kelburn Grove Oakworth Keighley West Yorkshire BD22 7SJ
3.	21/00505/HOU	Two storey rear and first floor side extension and infill of porch.	14 Greenthwaite Close Keighley West Yorkshire BD20 6DZ

4.	21/00479/HOU	Parking spaces to front with retaining wall and dropped kerb, demolition of existing conservatory and construction of two storey rear extension	Old Mill House 10 Western Avenue Riddlesden Keighley West Yorkshire BD20 5DJ
5.	21/00528/HOU	Demolition of ex - conservatory and replace with 2 storey side extension.	Do Ric Providence Lane Oakworth Keighley West Yorkshire BD22 7QY
6.	21/00464/FUL	Conversion and extension of existing single storey building (Pyedough) to form holiday accommodation, siting of a Shepherds Hut for holiday usage, and construction of a timber-framed ancillary outbuilding for supporting services and bike store.	Land At Harehills Lane Oldfield Keighley West Yorkshire
7.	21/00376/FUL	Construction of storage unit	Worth Valley Works Parkwood Street Keighley West Yorkshire BD21 4PU
8.	20/00323/MAF	Construction of four general industrial and warehousing units (use class B2, B8) with car parking, servicing and landscaping including alterations to existing pedestrian access along Beck Street	Land Between Church Street And Beck Street Keighley West Yorkshire
9.	21/00530/ADV	2no internally illuminated 'Evans Cycles' fascia signs to the front (Cavendish St) Elevation and 1no to the rear elevation. 7no fret cut white acrylic signs on locators to the front (Cavendish St) elevation fascia.	53 Cavendish Street Keighley West Yorkshire BD21 3RB
10.	21/00529/FUL	Refurbishment of existing retail store to include internal structural works complete with roof skylights and external plant.	53 Cavendish Street Keighley West Yorkshire BD21 3RB
11.	21/00559/HOU	A steel framed garden room	8 Moss Carr Terrace Calton Road Thwaites Brow Keighley West Yorkshire BD21 4UU
12.	21/00016/FUL	New dwelling	Land At Grid Ref 403560 439176 Back Wright Avenue Oakworth Keighley West Yorkshire

13.	21/00577/HOU	Single storey side and rear extensions	11 Thornhill Avenue Oakworth Keighley West Yorkshire BD22 7NB
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ii) Applications Granted

No.	Application	Description	Location	Committee Response
1.	20/04461/FUL	Replacement of existing windows with UPVC windows	Keighley Healthy Living Network 13 Scott Street Keighley West Yorkshire BD21 2JH	Keighley Town Council has no objection and recommends for approval
2.	20/05359/HOU	Front and rear dormer windows	29 Worth Avenue Keighley West Yorkshire BD21 4EP	Keighley Town Council has no objection and recommends for approval
3.	20/05437/HOU	Construction of front dormer window	14 Caledonia Road Keighley West Yorkshire BD21 3JP	Keighley Town Council has no objection and recommends for approval
4.	20/05603/FUL	Installation of new van canopy	Asda Bingley Street Keighley West Yorkshire BD21 3ER	Keighley Town Council has no objection and recommends for approval
5.	20/05675/HOU	Single storey rear extension for disabled person	45 Ashleigh Street Keighley West Yorkshire BD21 3BL	Keighley Town Council has no objection and recommends for approval
6.	20/05480/FUL	Change of use from Place of worship (F1) to Dwelling house (C3). Alterations to the single-story side extension roof (flat to pitched) and restoration of the original front door from a window.	Christian Science Church 204 Skipton Road Keighley West Yorkshire BD21 2TA	Keighley Town Council has no objection and recommends for approval
7.	20/05727/ADV	Installation of free standing totem sign and v-board signs on front elevation	Coronation Business Centre Hard Ings Road Keighley West Yorkshire	Keighley Town Council has no objection and recommends for approval
8.	18/01148/SUB01	Submission of details to comply with condition 3	Land South East Of Romiley House	No Comment

		(full details and specifications of the works associated with the alterations to Station Road and Dockroyd Lane) of planning approval 18/01148/FUL	Station Road Oakworth Keighley West Yorkshire	
9.	20/05475/FUL	Conversion of existing offices to create 8 apartments including external alteration to the building	Blazefield House Suresnes Road Keighley West Yorkshire BD21 2JX	Keighley Town Council has no objection and recommends for approval
10.	20/05845/HOU	Construction of sun room extension	Netherside Morton Lane East Morton Keighley West Yorkshire BD20 5RP	Keighley Town Council has no objection and recommends for approval
11.	20/05812/FUL	Amended route of the agricultural track, approved under 20/00473/FUL (retrospective)	Slippery Stones Farm Cragg Bottom Road Oldfield Keighley West Yorkshire BD22 0JL	Keighley Town Council has no objection and recommends for approval
12.	20/05836/ADV	One hoarding sign	Land At Former Keighley Training Centre 55 To 71 Bradford Road Riddlesden Keighley West Yorkshire	Keighley Town Council has no objection and recommends for approval

iii) Applications Refused

No.	Application	Description	Location	Committee Response
1.	20/05654/HOU	Front and rear dormer windows	24 Grange Road Riddlesden Keighley West Yorkshire BD20 5AE	Keighley Town Council has no objection and recommends for approval
2.	20/05838/HOU	Two storey extension to side and front	Kambi Providence Lane Oakworth Keighley West Yorkshire BD22 7QY	Keighley Town Council has no objection and recommends for approval
3.	20/05653/ADV	Upgrade of existing 48 sheet advert to support digital poster	Land At 257 South Street Keighley West Yorkshire BD21 1AG	Keighley Town Council has no objection and recommends for approval

iv) Applications Withdrawn

No.	Application	Description	Location	Committee Response
1.	20/05464/FUL	Demolition of the existing workshop and construction of one bungalow in the grounds of existing house with the addition of off-street parking to both properties.	1 Dimples Lane East Morton Keighley West Yorkshire BD20 5SU	Keighley Town Council is concerned the proposals would have a negative impact on the street scene and would be an overdevelopment of the site. Therefore, the council recommends the application be refused.
2.	20/05313/FUL	Removal of existing structures and replacing with one live/work unit.	Site At Long Gate Oakworth Keighley West Yorkshire	Keighley Town Council has no objection and recommends for approval

v) Other Planning Matters

None.

7. Delegation of comments on Planning Applications

None.

8. Pre-Application Consultation – For noting

a. Change of use of Nos 30, 32 and 34 Church Street to taxi/private hire offices with No 30 as booking office/waiting room and Nos 32/34 for administration offices at 30 - 34 Church Street Keighley West Yorkshire BD21 5HS.

b. Construction of an industrial unit to be used as a steel fabricating workshop at Land To The West Of Low Mill The Old Cotton Mill Gresley Road Keighley West Yorkshire.

c. Addition of an industrial unit for use as a steel fabricating workshop over the former waterways and sluices associated with the adjacent Grade II* listed Low Mill at Land To The West Of Low Mill The Old Cotton Mill Gresley Road Keighley West Yorkshire.

9. Town Plan – For noting

Members to consider update on Town Plan.

Copy attached

10. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 9 March 2021 at 6.00pm.

OFFICER SUPPORT TO THE MEETING

Officers scheduled to attend: Joe Cooney (Town Clerk)

APOLOGIES

Contact the office during normal opening hours (01535) 872126
Email: joe.cooney@keighley.gov.uk

Late apologies should be made by phone to the senior officer
scheduled to attend.



KEIGHLEY TOWN COUNCIL

Minutes of the Planning (P) Committee held remotely on Tuesday 9 February 2021 at 6.00pm

Present:

Councillor Walker – Chairman
Councillor Akhtar
Councillor Abberton
Councillor Ahmed
Councillor Bernardini
Councillor Adams – Ex Officio

Also Present: Joe Cooney, Town Clerk

0129/2020 (P) Welcome & Introduction

The Chairman reminded members of the arrangements for virtual meetings.

0130/2020 (P) Apologies for absence

Cllr Dowse.

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

0131/2020 (P) Declarations of Interest

None.

0132/2020 (P) Public Question Time

None.

0133/2020 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 26 January 2021 be confirmed as a true record of the proceedings and signed by the Chair.

0134/2020 (P) Planning Applications

i) New Applications

Application No	Comment
20/04898/CLP	Recommend approval
21/00245/HOU	Recommend referral to planning officers
21/00190/HOU	Recommend approval
21/00164/HOU	Recommend referral to planning officers pending advice from Yorkshire Water regarding the public sewer which runs under the proposed development site
21/00241/HOU	Recommend approval

21/00256/ADV	Recommend refusal as the proposal isn't in keeping with the street scene
21/00140/FUL	Recommend approval
21/00299/HOU	Recommend approval
21/00368/HOU	Recommend approval

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

ii) Applications Granted

Councillors noted the following applications.

No.	Application	Description	Location	Committee Response
1.	20/03648/FUL	Change of use from existing B2 garage to A3 and A5 restaurant and takeaway. Including mechanical extract and flue.	Pentagon Keighley Worth Way Keighley West Yorkshire BD21 5AJ	Concerns over lack of information on the impact on highways and the proposed internal layout which currently only includes one toilet for the whole restaurant area.
2.	20/04286/FUL	Side extension to existing dwelling and construction of attached new dwelling with parking at front for both properties	2 Exley Drive Keighley West Yorkshire BD21 1NA	No objection and recommends for approval
3.	20/04306/FUL	Construction of steel frame agricultural building.	Clough House Farm Clough Houses Mill Lane Oakworth Keighley West Yorkshire BD22 7QL	Concerns over drainage and potential flooding. Recommends for approval subject to a flood risk assessment.
4.	20/04438/HOU	First floor extension to existing garage	14 Birchwood Drive Keighley West Yorkshire BD20 6DA	No objection and recommends for approval.
5.	20/05079/HOU	Side extension to form porch entrance area with steps to the front	29 Scott Lane Riddlesden Keighley West Yorkshire BD20 5BU	Keighley Town Council has no objection and recommends for approval.
6.	20/05261/HOU	Demolition of existing garage and construction of new detached garage with new room at lower ground floor level	Netherton Rivock Grove Keighley West Yorkshire BD20 6HD	Keighley Town Council has no objection and recommends for approval.

7.	20/05325/HOU	Two storey side and rear with part single storey rear extension	19 Redcliffe Grove Keighley West Yorkshire BD21 2RQ	Members are concerned about the design of the property. The room marked bedroom 4 on the plans appears to have no access to other parts of the property.
8.	20/05474/FUL	Change of use from grazing land to dog exercise field and associated works including new hard standing and fence (retrospective)	Land At Grid Ref 403295 439415 Slaymaker Lane Oakworth Keighley West Yorkshire	Keighley Town Council has no objection and recommends for approval.
9.	20/05476/HOU	Single storey rear extension	15 Thorneycroft Road East Morton Keighley West Yorkshire BD20 5QW	Keighley Town Council has no objection and recommends for approval.
10.	20/05299/HOU	Remove existing garage and replace with a hobby room/storage shed in front curtilage.	9 Worthville Close Keighley West Yorkshire BD21 5NL	Keighley Town Council has no objection and recommends for approval.

iii) Applications Refused

No.	Application	Description	Location	Committee Response
1.	20/04747/OUT	Outline application for construction of one dwelling with all matters reserved	The Cottage Providence Farm Providence Lane Oakworth Keighley West Yorkshire BD22 7QY	Keighley Town Council has no objection and recommends for approval.
2.	20/05400/HOU	First floor front extension, single storey side extension, two storey rear extension, front dormer window, front porch extension and remodelling of roof (windows at first and second floor rear	25 Branshaw Grove Keighley West Yorkshire BD22 6NH	Keighley Town Council has concerns the proposals would be overdevelopment of the site and therefore recommends refusal.

		extension to be obscure glazed)		
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iv) Applications Withdrawn

None.

v) Other Planning Matters

None.

0135/2020 (P) Delegation of comments on Planning Applications

None.

0136/2020 (P) Pre-Application Consultation – For Decision

None.

0137/2020 (P) Town Plan

Members considered an update from the Assistant Town Clerk/CDO on the Town Plan

RESOLVED Members noted the report.

0138/2020 (AL) Date of Next Meeting

RESOLVED to note the next scheduled meeting of this Committee will be on Tuesday 23 February 2021 at 6.00pm.

Signed
Chair

Date

VREGPC

**Keighley Parish Town Council
Keighley Town Council
Keighley Civic Centre
North Street
Keighley
BD21 3RZ**

Department of Place

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Paul Verity
Tel: (01274) 434605
E-Mail: paul.verity@bradford.gov.uk
Ward: Keighley Central (ward 15)

Application Number: 20/02573/FUL

12 February 2021

Dear Christine Eastbury

Planning Application

Change of use of Nos 30, 32 and 34 Church Street to taxi/private hire offices with No 30 as booking office/waiting room and Nos 32/34 for administration offices at 30 - 34 Church Street Keighley West Yorkshire BD21 5HS

I write to let you know that the above planning application is to be discussed at the next meeting of the Bradford & District Planning Panel to be held on 24 February 2021.

The meeting will be held remotely, interested parties in advance of the meeting will be sent via email, instructions and a link on how to join the meeting remotely. However, any interested parties are strongly advised to submit their representations in writing in the first instance in case technical issues are encountered on the day of the meeting.

A webcast of the meeting will be available to view live on the Council's website at <https://bradford.public-i.tv/core/portal/home> and later as a recording.

Any **written** representations that the public may wish to make at the planning meeting itself in support of or objecting to an application or other business item should be made in writing to the governance officer 48 hours in advance by email to the following: fatima.butt@bradford.gov.uk, susan.booth2@bradford.gov.uk.

Anyone wishing to **speak** on any of the applications at the meeting either as a Ward Councillor, applicant/agent or if you are in support or objecting to an application needs to email the above Governance Officers at least 48 hours in advance of the meeting, **providing a contact email address and telephone number**, together with the application details and explaining who will be speaking and in what capacity. You will then be advised on how you can participate in the meeting. Please note that any

representations will be allowed 5 minutes only and this will have to be shared if there are two or more speakers.

Yours faithfully

Paul Verity
Planning Officer

VREGPC

**Keighley Parish Town Council
Keighley Town Council
Keighley Civic Centre
North Street
Keighley
BD21 3RZ**

Department of Place

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Andrew Moxon
Tel: (01274) 434605
E-Mail: andrew.moxon@bradford.gov.uk
Ward: Keighley Central (ward 15)

Application Number: 20/05578/FUL

12 February 2021

Dear Christine Eastbury

Planning Application

Construction of an industrial unit to be used as a steel fabricating workshop at Land To The West Of Low Mill The Old Cotton Mill Gresley Road Keighley West Yorkshire

I write to let you know that the above planning application is to be discussed at the next meeting of the Bradford & District Planning Panel to be held on 24 February 2021.

The meeting will be held remotely, interested parties in advance of the meeting will be sent via email, instructions and a link on how to join the meeting remotely. However, any interested parties are strongly advised to submit their representations in writing in the first instance in case technical issues are encountered on the day of the meeting.

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representations will be allowed 5 minutes only and this will have to be shared if there are two or more speakers.

Yours faithfully

Andrew Moxon
Planning Officer

VREGPC

**Keighley Parish Town Council
Keighley Town Council
Keighley Civic Centre
North Street
Keighley
BD21 3RZ**

Department of Place

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Andrew Moxon
Tel: (01274) 434605
E-Mail: andrew.moxon@bradford.gov.uk
Ward: Keighley Central (ward 15)

Application Number: 20/05579/LBC

12 February 2021

Dear Christine Eastbury

Planning Application

Addition of an industrial unit for use as a steel fabricating workshop over the former waterways and sluices associated with the adjacent Grade II* listed Low Mill at Land To The West Of Low Mill The Old Cotton Mill Gresley Road Keighley West Yorkshire

I write to let you know that the above planning application is to be discussed at the next meeting of the Bradford & District Planning Panel to be held on 24 February 2021.

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representations will be allowed 5 minutes only and this will have to be shared if there are two or more speakers.

Yours faithfully

Andrew Moxon
Planning Officer

KEIGHLEY TOWN COUNCIL

Item 9

REPORT ON TOWN PLAN PROGRESS



REPORT AUTHOR	Pip Gibson Assistant Town Clerk/CDO
EMAIL	pip.gibson@keighley.gov.uk
Date	Tuesday 23 February 2021

SUBJECT	TOWN PLAN UPDATE
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PURPOSE:

1. To inform Members of the progress made towards the Town Plan Key Objectives.

RECOMMENDATION(s):

2. That Members use the information to make decisions and allocate funding where applicable with specific reference to the Committee's areas of responsibility within the Town Plan.

REASONS FOR RECOMMENDATION:

3. The Council is responsible for the delivery of the Town Plan, either through the implementation of its own projects and activities, individually, in partnership with key service providers or by commissioning projects and services from third party organisations, groups and individuals.

SUMMARY OF KEY POINTS:

4. The Town Plan sets out the Council's aims and objectives over the next 3 years.
5. The Town Plan Steering Group meet quarterly to develop and monitor a general strategic approach and champion the Town Plan's vision and objectives.
6. It is important that all members are involved in the delivery of the Town Plan. The Chair of this Committee will attend the Town Plan Steering Group to share the Committee's progress. In the absence of the Chair, the Vice or another Member of the Committee will attend.
7. The Key Objectives, attached as Appendix A, detail the responsibilities of the Committee over the life of the Plan.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION:

8. With the exception of staffing and essential running costs, all other Council funding including Committee Budgets should be allocated with reference to Town Plan Objectives.

TOWN PLAN IMPLICATIONS:

9. All decisions should be made with direct reference to the Town Plan.

CLIMATE CHANGE IMPLICATIONS:

10. Wherever appropriate climate change considerations are factored into all activities implemented with reference to the Town Plan.

POLICY IMPLICATIONS:

11. There are no new policy implications arising from this report.

DETAILS OF CONSULTATION:

12. In some circumstance's consultations may have taken place.

BACKGROUND PAPERS:

13. Town Plan.

FURTHER INFORMATION PLEASE CONTACT:

Pip Gibson, Assistant Town Clerk/CDO pip.gibson@keighley.gov.uk

Town Plan 2020-2023

Key Objective	What we will do	Timescale	Who's responsible	Budget Implications	Actions 2020/21
Civic Pride					
CP009	Promote civic pride and public participation.	Ongoing (2020-23)	All Councillors and staff		Virtual Ward Forums created for each Ward. Weekly media programme showcasing the work of KTC. Pop Up Markets, Oakworth Village Sign,
Community Development					
Developing the Local Environment					
DLE004	Scrutinise and comment on Planning Applications.	Ongoing (2020-23)	Planning Committee		Core business - also forms part of the Councils KPI's
DLE007	Ensure any Community Infrastructure Levy (CiL) collected from Bradford MDC is appropriately allocated across Keighley.	Ongoing (2020-23)	Planning & Full Council		Collected approx. £700 for the previous financial year 19/20. No decision has been taken on what to use this funding for. We have 5 years to spend it
DLE015	Consider developing a Neighbourhood Plan for Keighley	Long Term (2022/23)	Planning Committee		STRUCTURE, CONTENT AND PURPOSE TO BE DEVELOPED BEFORE PRESENTING TO MEMBERS FOR CONSIDERATION