



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
20 April 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/85199720638> on **Tuesday 27 April 2021 at 6.00pm**. You can also access via phone using the following number and meeting ID number **Meeting ID: 851 9972 0638 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 M. Wood

*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 13 April 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.	21/01317/HOU	Rear dormer and single storey rear extension	219 Oakworth Road Keighley West Yorkshire BD21 1RJ
2.	21/01487/FUL	Amendments to plots 1 and 2 to form accommodation above garages on approved scheme 19/01348/FUL	Green Syke Farm Green Sykes Road Laycock Keighley West Yorkshire BD22 0PY
3.	21/01538/HOU	Garden Room & Boat House Storage	43 Granby Drive Riddlesden Keighley West Yorkshire BD20 5AU

4.	21/01543/HOU	Two storey side extension	36 Berrington Way Oakworth Keighley West Yorkshire BD22 7SQ
5.	21/01531/MAF	Development of a new Business Park offering units of different sizes to suit both startup incubator businesses as well as national concerns. In addition, conversion of existing building to a cafe space with an area of managed office space off the proposed terrace.	1 Dalton Lane Keighley West Yorkshire BD21 4HW
6.	21/01584/HOU	First floor extension over existing, ground floor infill extension to rear, and porch extension to front.	240 Park Lane Keighley West Yorkshire BD21 4RL
7.	21/01504/FUL	Change of use from existing office and retail (Class B1) to Micro Pub (Class A4)	14 Low Street Keighley West Yorkshire BD21 3PN
8.	21/01604/HOU	Single storey extension to side to form orangery/garden room.	11 Croft Terrace Dockroyd Lane Oakworth Keighley West Yorkshire BD22 7RJ
9.	21/01578/HOU	Partial loft conversion with dormers to front and rear, infill extension to rear, weather porch to front and alterations to fenestration	12 Dimples Lane East Morton Keighley West Yorkshire BD20 5SU
10.	21/01626/HOU	Two storey extension to front elevation	36 Hainworth Keighley West Yorkshire BD21 5QH
11.	21/01615/FUL	Sub-division of one dwelling into one dwelling and one self contained flat	10 Percy Street Keighley West Yorkshire BD21 5DH
12.	21/01665/HOU	conversion of existing lounge to sui generous electric booking office	112 Malsis Road Keighley West Yorkshire BD21 1JQ
13.	21/01655/HOU	Erection of a 2.2metre high fence on the property boundary	The Hermitage 254 Hermit Hole Halifax Road Keighley West Yorkshire BD21 5HL
14.	21/01403/FUL	Installation of security fencing and gates to the entrance from Oakworth Rd. Fencing will sit on stone wall but not exceed 2.4m including wall. Secured by elbow posts. One single pedestrian gate to replace existing gate and double gates replacing existing gates on driveway	Oakbank School Oakworth Road Keighley West Yorkshire BD22 7DU
15	21/01652/VOC	Variation of condition 2 (approved plans) of planning	Holly House Spring Gardens Lane Keighley West Yorkshire BD20 6LE

	approval 20/04316/FUL - works to windows	
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ii) Applications Granted

None

iii) Applications Refused

None

iv) Applications Withdrawn

None

v) Other Planning Matters

None.

7. Delegation of comments on Planning Applications

None.

8. Pre-Application Consultation – For Decision

None

9. Planning Appeals – For noting

21/00048/FUL

Conversion of barn to dwelling house with associated parking and landscaping at Back Shaw Farm 5 Back Shaw Lane Keighley West Yorkshire

10. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 8 June at 6.00pm at Keighley Civic Centre

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 13 April 2021 at 6.00pm

Present:

Councillor Walker – Chairman
Councillor Abberton
Councillor Ahmed
Councillor Bernardini
Councillor Dowse
Councillor Wood
Councillor Adams – Ex Officio

Also Present: Joe Cooney, Town Clerk

0172/2020 (P) Welcome & Introduction

The Chairman reminded members of the arrangements for virtual meetings.

0173/2020 (P) Apologies for absence

Cllr Akhtar
Cllr M Shaw

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

0174/2020 (P) Declarations of Interest

None.

0175/2020 (P) Public Question Time

None.

0176/2020 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 23 March 2021 be confirmed as a true record of the proceedings and signed by the Chair.

0177/2020 (P) Planning Applications

i) New Applications

Application No	Comment
21/01367/HOU	Keighley Town Council has no objection to the application and recommends for approval.
21/01476/HOU	Keighley Town Council has no objection to the application and recommends for approval.
21/01379/HOU	Keighley Town Council has no objection to the application and recommends for approval.

21/01478/HOU	Keighley Town Council has no objection to the application and recommends for approval.
21/00874/FUL	Keighley Town Council has no objection to the application and recommends for approval.
21/00574/FUL	Keighley Town Council has no objection to the application and recommends for approval.
21/01500/HOU	Keighley Town Council has no objection to the application and recommends for 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.	20/05342/HOU	Increase in roof height, front and rear dormer extensions and first floor rear extension	214 Bradford Road Riddlesden Keighley West Yorkshire BD20 5JT	Recommend refusal based on the application would be significant departure from the current street scene. The application has also failed to provide the necessary bat survey
2.	20/05075/FUL	Additional use to accommodate the sale and consumption of hot food on the premises (A5/Sui Generis) to the current use of snooker hall (D2/Sui Generis) & proposed smoking shelter in front carpark	12 Russell Street Keighley West Yorkshire BD21 2JP	Keighley Town Council has no objection to the application and recommends for approval.
3.	21/00256/ADV	New image signage comprising 1 x fascia, 1 x projecting sign, 1 x opening hours panel, 1 x FSCS vinyl, window manifestations -	Yorkshire Bank PLC 73 North Street Keighley West Yorkshire	Keighley Town Council Recommend refusal as the proposal isn't in keeping with the street scene

		frosted & full colour vinyl, 2 x ATM header, 1 x letter box surround, 1 x parking sign		
4.	21/00299/HOU	Double-storey extension to the rear of the property with internal alterations as illustrated on the application plans	4 Middle Hob Cote Cottages Hob Cote Lane Oakworth Keighley West Yorkshire BD22 0RW	Keighley Town Council has no objection to the application and recommends for approval.
5.	21/00368/HOU	Hip to gable roof extension with roof lights and single storey extension to rear.	34 Broadlands Keighley West Yorkshire BD20 6HX	Keighley Town Council has no objection to the application and recommends for approval.
6.	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	Keighley Town Council has no objection to the application and recommends for approval.
7.	21/00475/HOU	Single storey side extension	42 Kelburn Grove Oakworth Keighley West Yorkshire BD22 7SJ	Keighley Town Council has no objection to the application and recommends for approval.
8.	21/00528/HOU	Demolition of ex - conservatory and replace with 2 storey side extension.	Do Ric Providence Lane Oakworth Keighley West Yorkshire BD22 7QY	Keighley Town Council recommend refusal as it is an overdevelopment of the site
9.	21/00376/FUL	Construction of storage unit	Worth Valley Works Parkwood Street Keighley West Yorkshire BD21 4PU	Keighley Town Council has no objection to the application and recommends for approval.
10.	21/00530/ADV	2no internally illuminated 'Evans	53 Cavendish Street Keighley	Keighley Town Council has no

		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.	West Yorkshire BD21 3RB	objection to the application and recommends for approval.
11.	21/00559/HOU	A steel framed garden room	8 Moss Carr Terrace Calton Road Thwaites Brow Keighley West Yorkshire BD21 4UU	Keighley Town Council has no objection to the application and recommends for approval.

RESOLVED Noted

iii) Applications Refused

No.	Application	Description	Location	Committee Response
1.	21/00022/FUL	Conversion of existing single dwelling into 5 flats	10B Cavendish Street Keighley West Yorkshire BD21 3RG	Keighley Town Council Members recommend the application is deferred until a full fire risk assessment is undertaken

RESOLVED Noted

iv) Applications Withdrawn

No.	Application	Description	Location	Committee Response
1.	20/05509/FUL	Installation of 3m high steel palisade fence to the side of the road running adjacent to the development land	Becks Mill Becks Road Keighley West Yorkshire BD21 1SD	Keighley Town Council has no objection and recommends for approval

2.	20/04898/CLP	Installation of solar panels	7 Laurel Crescent Highfield Keighley BD21 2HN	Keighley Town Council has no objection to the application and recommends for approval.
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RESOLVED Noted

v) Other Planning Matters

None.

0166/2020 (P) Delegation of comments on Planning Applications

No.	Application	Description	Location	Delegated Response
1.	21/01098/HOU	Single storey rear extension to dwelling and a single story extension to an existing garage (Retrospective)	Moorgate Lodge 141 Moss Carr Road Long Lee Keighley West Yorkshire BD21 4SB	Keighley Town Council has no objection to this application and recommends approval
2.	21/01128/HOU	Change of roof from hip to gable, rear dormer plus two storey side and single storey rear extension	5 Westfield Drive Riddlesden Keighley West Yorkshire BD20 5BJ	Keighley Town Council has no objection to the above application and recommends approval.
3.	21/01001/FUL	Field access track for agricultural use	Land 401197 438367 Harehills Lane Oldfield Keighley West Yorkshire	Keighley Town Council has no objection to this application and recommends approval
4.	21/01201/HOU	proposed dormer window to the side	24 Plover Street Keighley West Yorkshire BD21 3EZ	Keighley Town Council has no objection to this application and recommends approval
5.	21/01174/HOU	Rear extension and associated terrace alterations	22 Daleside Road Riddlesden Keighley West Yorkshire BD20 5ES	Keighley Town Council has no objection to this application and recommends approval
6.	21/01178/HOU	Hip to gable roof to be raised with velux sky light windows and single storey side extension	5 High Shann Farm Broadlands Keighley West Yorkshire BD20 6HG	Keighley Town Council has no objection to this application

7.	21/01205/HOU	Installation of a dwarf wall with timber fence on top to the side boundary adjacent to Grange Grove and partly to the front boundary (1.9m in height on average) (retrospective).	32 Grange Road Riddlesden Keighley West Yorkshire BD20 5AE	Keighley Town Council has no objection to this application
8.	21/01259/HOU	Single storey rear extension to form dining room	32 Ashbourne Road Keighley West Yorkshire BD21 1LB	Keighley Town Council has no objection to this application and recommends approval
9.	21/01244/FUL	Change of use from commercial (retail) use to C3 residential use	2 Green End Road East Morton Keighley West Yorkshire BD20 5TR	Keighley Town Council has no objection to this application
10.	21/00960/HOU	Two storey rear extension; first floor side extension; single storey side extension and external alterations.	14 Woodside Keighley West Yorkshire BD20 6LF	Keighley Town Council is concerned the proposed plans could be an overdevelopment of the site. The property occupies a prominent location on Woodside and the council is equally concerned about a negative impact on the street scene.
11.	21/00920/HOU	Retrospective application for the part erection of a closed boarded timber boundary fence and brick paviour driveway	1 Low Fell Close Keighley West Yorkshire BD22 6ER	Keighley Town Council has no objection to this application
12.	21/01350/HOU	Single storey rear and side extension	57 Moor Drive Oakworth Keighley West Yorkshire BD22 7RY	Keighley Town Council has no objection to this application

RESOLVED Noted

0178/2020 (P) Pre-Application Consultation – For Decision

None

0179/2020 (P) Planning Appeals

Regulatory and Appeals Committee

20/05577/FUL - Demolition of dwellings and farm buildings and construction of 9 affordable dwellings with associated landscaping and access road at Land At Long Lee Lane Long Lee Keighley West Yorkshire

20/05576/MAR - Reserved matters application requesting consideration of access, appearance, landscaping, layout and scale for 32 affordable dwellings (pursuant to outline approval 17/02809/MAO) at Land At Redwood Close Long Lee Keighley West Yorkshire

RESOLVED Noted.

0180/2020 (P) Town Plan

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

RESOLVED Members noted the report.

0181/2020 (AL) Date of Next Meeting

RESOLVED to note the next scheduled meeting of this Committee will be on Tuesday 27 April 2021 at 6.00pm.

Signed **Date**
Chair

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 East (ward 16)

Application Number: 21/00048/FUL

16 April 2021

Dear Christine Eastbury

Planning Application

Conversion of barn to dwellinghouse with associated parking and landscaping at Back Shaw Farm 5 Back Shaw Lane 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 28 April 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