



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
1 June 2021

Email: townclerk@keighley.gov.uk

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **Planning Committee** which will be held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on **Tuesday 8 June 2021 at 6pm.**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

Cllr. M Walker	Cllr. P Cook
Cllr. M Wood	Cllr. L Wrench
Cllr. M Shaw	Cllr. P Corkindale
Cllr. A Clark	Cllr. J Akhtar
Cllr. M Ikram	Mayor/Deputy Mayor – Ex- Officio
Cllr. M Dowse	

*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. Election of Chair for Municipal Year– For Decision

To elect a Chairman for the Municipal year 2021/22

2. Election of Vice Chair – For Decision

To elect a Vice Chairman for the Municipal year 2021/22

3. Apologies for absence

Members are asked to receive apologies of absence for this meeting.

4. 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

5. 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.

6. Minutes – For Decision

Members are asked to approve the minutes of the Planning Committee held on Tuesday 27 April 2021

Copy attached

7. Committee comments on Planning Applications

Members are asked to consider and comment on the following:

- i) New applications

No.	Application	Description	Location
1.	21/02678/HOU	Proposed front dormer	11 Park Avenue Keighley West Yorkshire BD21 1JG
2.	21/02514/HOU	Creation of a hip to gable loft conversion with two dormers.	4 Beechwood Avenue Riddlesden Keighley West Yorkshire BD20 5ED

3.	21/02531/HOU	One storey side extension, hip to gable extension with front & rear dormer windows	105 Florist Street Keighley West Yorkshire BD21 4EN
4.	21/02548/FUL	Agricultural building	Dobfield Farm Todley Hall Road Laycock Keighley West Yorkshire BD22 0QB
5.	21/02459/HOU	Garage conversion including removal of existing flat roof and replacement with pitched roof and single storey front extension to garage	7 Spring Drive Long Lee Keighley West Yorkshire BD21 4UL
6.	21/02566/FUL	Change of use first and second floor ancillary shop accommodation to form two self contained flats	120 North Street Keighley West Yorkshire BD21 3AL
7.	21/02602/OUT	Outline application for one dwelling requesting consideration of access	Barn Marsh Farm Banks Lane Riddlesden Keighley West Yorkshire
8.	21/02638/FUL	Construction of detached house and garage	Land To Rear Of 14 Barley Cote Road Riddlesden Keighley West Yorkshire
9.	21/02310/FUL	Two Shepherd's huts	Far Dean Fields Cottage Scar Top Road Stanbury Keighley West Yorkshire BD22 0JP
10.	21/02614/FUL	Construction of enlarged garage extension	The Coach House Kinara Close Aireworth Road Keighley West Yorkshire BD21 4DN
11.	21/02768/FUL	Construction of sectional timber stables and increasing the existing access gate width.	Land Off Race Moor Lane Oakworth Keighley West Yorkshire
12.	21/02676/HOU	Portal framed garage/outbuilding to replace existing shipping containers	Moss Carr Farm Moss Carr Road Long Lee Keighley West Yorkshire BD21 4SD
13.	21/02685/FUL	Construction of a new build dwelling	Yew Cote Bank Top Way Thwaites Brow Keighley West Yorkshire BD21 4TH
14.	21/02691/ADV	Installation of various signage	Asda Bingley Street Keighley West Yorkshire BD21 3ER

ii) Applications Granted

No.	Application	Details	Location	Committee Comments
1.	20/05576/MAR	Reserved matters application requesting consideration of	Land At Redwood Close Long Lee Keighley West Yorkshire	Recommend the application should be refused based on the impact on highways and local

		access, appearance, landscaping, layout and scale for 32 dwellings (pursuant to outline approval 17/02809/MAO)		infrastructure such as schools and NHS services
2.	21/00505/HOU	Two storey rear and first floor side extension and infill of porch.	14 Greenthwaite Close Keighley West Yorkshire BD20 6DZ	Keighley Town Council has no objection to the application and recommends for approval.
3.	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	Keighley Town Council has no objection to the application and recommends for approval.
4.	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.
5.	21/00577/HOU	Single storey side and rear extensions	11 Thornhill Avenue Oakworth Keighley West Yorkshire BD22 7NB	Keighley Town Council has no objection to the application and recommends for approval.
6.	21/00663/HOU	Proposed first floor rear extension	371 Bradford Road Sandbeds Keighley West Yorkshire BD20 5LN	Keighley Town Council has no objection to the application and recommends for approval.
7.	21/00584/LBC	Replacement of existing windows and front door	Laurel Bank Main Road East Morton Keighley West Yorkshire BD20 5TE	Keighley Town Council has no objection to the application and recommends for approval.

8.	21/00631/HOU	loft conversaton with dormer window extension to front and permitted development dormer to rear.	18 Braithwaite Road Keighley West Yorkshire BD22 6PA	Keighley Town Council has no objection to the application and recommends for approval.
9.	21/00708/HOU	To construct a small two storey extension to the rear of the existing property	11 Ridgeway Mount Keighley West Yorkshire BD22 6LY	Keighley Town Council has no objection to the application and recommends for approval.
10.	21/00686/FUL	Demolition of existing garage and construction of one bungalow within the grounds of the existing house with the addition of off-street parking for both properties	1 Dimples Lane East Morton Keighley West Yorkshire BD20 5SU	Keighley Town Council has no objection to the application and recommends for approval.
11.	21/00669/HOU	Single storey side extension	Oaklea 16 Shann Lane Keighley West Yorkshire BD20 6NA	Keighley Town Council has no objection to the application and recommends for approval.
12.	21/00695/HOU	First floor rear extension	28 Dale View Road Long Lee Keighley West Yorkshire BD21 4YF	Keighley Town Council has no objection to the application and recommends for approval.
13.	21/00690/HOU	Two storey rear and part side extension.	23 Lane Ends Colne Road Oakworth Keighley West Yorkshire BD22 7PR	Keighley Town Council has no objection to the application and recommends for approval.
14.	21/00769/FUL	Detached dwelling with attached garage	15 Goose Cote Lane Keighley	Keighley Town Council has no objection to the

			West Yorkshire BD22 7NG	application and recommends for approval.
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iii) Applications Refused

No.	Application	Details	Location	Committee Comments
1.	21/00245/HOU	Construction of single storey side and two storey rear extension. Loft conversion with front and rear dormers.	16 Hospital Road Riddlesden Keighley West Yorkshire BD20 5EP	Keighley Town Council recommends referral to planning officers
2.	21/00737/HOU	Removal of existing sun room and decking and proposed new ground floor and part lower ground floor rear extension with reduced area of decking.	5 Woodlands View Oakworth Keighley West Yorkshire BD22 7TF	Keighley Town recommend the application be refused due to the impact on nearby trees as outlined in the Tree Officer report

iv) Applications Withdrawn

No.	Application	Details	Location	Committee Comments
1.	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	Keighley Town Council has no objection to the application and recommends for approval.
2.	21/00016/FUL	New dwelling	Land At Grid Ref 403560 439176 Back Wright Avenue Oakworth	Keighley Town Council recommend refusal based on development.

			Keighley West Yorkshire	
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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

None.

10. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 22 June 2020 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 27 April 2021 at 6.00pm

Present:

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

Also Present: Joe Cooney, Town Clerk

0182/2020 (P) Welcome & Introduction

The Chairman reminded members of the arrangements for virtual meetings.

0183/2020 (P) Apologies for absence

Cllr M Shaw
Cllr Dowse

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

0184/2020 (P) Declarations of Interest

None.

0185/2020 (P) Public Question Time

None.

0186/2020 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 13 April 2021 be confirmed as a true record of the proceedings and signed by the Chair.

0187/2020 (P) Planning Applications

i) New Applications

Application No	Comment
21/01317/HOU	Keighley Town Council has no objection to this application and recommends approval
21/01487/FUL	Keighley Town Council are concerned about the increased roof height of the garages and recommend the application be referred to planning officers
21/01538/HOU	Keighley Town Council has no objection to this application and recommends approval

21/01543/HOU	Keighley Town Council has no objection to this application and recommends approval
21/01531/MAF	Keighley Town Council has no objection to this application and recommends approval
21/01584/HOU	Keighley Town Council has no objection to this application and recommends approval
21/01504/FUL	Keighley Town Council has no objection to this application and recommends approval
21/01604/HOU	Keighley Town Council has no objection to this application and recommends approval
21/01578/HOU	Keighley Town Council has no objection to this application and recommends approval
21/01626/HOU	Keighley Town Council has no objection to this application and recommends approval
21/01615/FUL	Keighley Town Council has no objection to this application and recommends approval
21/01665/HOU	Application Withdrawn
21/01655/HOU	Keighley Town Council has no objection to this application and recommends approval
21/01403/FUL	Keighley Town Council has no objection to this application and recommends approval
21/01652/VOC	Keighley Town Council has noted this application.

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

ii) Applications Granted

None.

iii) Applications Refused

None.

iv) Applications Withdrawn

None.

v) Other Planning Matters

None.

0188/2020 (P) Delegation of comments on Planning Applications

None.

0189/2020 (P) Pre-Application Consultation – For Decision

None

0190/2020 (P) Planning Appeals

21/00048/FUL

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

RESOLVED to note the appeal.

RESOLVED Noted.

0191/2020 (AL) Date of Next Meeting

RESOLVED to note the next scheduled meeting of this Committee will be on Tuesday 8 June 2021 at 6.00pm.

Signed **Date**
Chair