



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
15 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 22 June 2021 at 6pm.**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

Cllr. M Walker	Cllr. P Cook
Cllr. M Wood	Cllr. P Corkindale
Cllr. M Shaw	Cllr. J Akhtar
Cllr. A Clark	Mayor/Deputy Mayor – Ex- Officio
Cllr. M Ikram	
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. Apologies for absence

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

2. 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

3. 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.

4. Minutes – For Decision

Members are asked to approve the minutes of the Planning Committee held on Tuesday 8 June 2021

Copy attached

5. Committee comments on Planning Applications

Members are asked to consider and comment on the following:

- i) New applications

No.	Application	Description	Location
1.	21/02710/FUL	Construction of a replacement dwelling and demolition of a garage and holistic therapy centre.	Holme House Farm Holme House Lane Keighley West Yorkshire BD22 0QY
2.	21/02749/HOU	Rear extension, external stairs, and alterations	92 Laycock Lane Laycock Keighley West Yorkshire BD22 0PJ
3.	21/02532/FUL	Use of mill for weddings, birthday parties, and other gatherings in addition to the approved outdoor activities	Ponden Mill Ponden Lane Stanbury Keighley West Yorkshire BD22 0HP
4.	21/02709/FUL	Change of use from offices to 9 residential dwellings (upper	Yorkshire Bank PLC 73 North Street Keighley West Yorkshire

		floors & ground floor access only)	
5.	21/02883/ADV	Internally illuminated fascia and projecting signs (5 in total)	107 North Street Keighley West Yorkshire BD21 3AA
6.	21/02892/FUL	Construction of a B8 storage/distribution unit	Land At Chapel Lane Keighley West Yorkshire BD21 2AD
7.	21/02688/FUL	Mixed use development - retail at ground floor with flats above	Land At Braithwaite Avenue Keighley West Yorkshire
8.	21/02919/HOU	Two storey side extension	25 Harewood Crescent Keighley West Yorkshire BD22 7NH
9.	21/02759/HOU	Single storey extension to rear	Old Mill House Dockroyd Lane Oakworth Keighley West Yorkshire BD22 7RH
10.	21/02921/HOU	Two storey side extension	5 River Mount Bradford Road Riddlesden Keighley West Yorkshire BD21 4ES
11.	21/02924/HOU	Single storey rear extension with new side entrance door	18 Mayhall Avenue East Morton Keighley West Yorkshire BD20 5WF
12.	21/02939/FUL	Construction of new detached dwelling with parking and access	Land To Rear Of 14 Wood View Keighley Road Oakworth Keighley West Yorkshire BD22 7LP
13.	21/02902/HOU	Two storey rear extension, first floor side extension, single storey side extension and external alterations	14 Woodside Keighley West Yorkshire BD20 6LF

ii) Applications Granted

No.	Application	Details	Location	Committee Comments
1.	21/00775/HOU	Single storey front extension	1 Dockroyd Lane Oakworth Keighley West Yorkshire BD22 7RN	Keighley Town Council has no objection to the application and recommends for approval.
2.	21/00818/FUL	Change of use from existing offices (A2/E use) to a bar (A4/Sui Generis)	3 Scott Street Keighley West Yorkshire BD21 2JJ	Keighley Town Council has no objection to the application and recommends for approval.
3.	21/00852/HOU	Demolition of existing split level garage and proposed split level annex	37 Malsis Road Keighley West Yorkshire BD21 1EY	Keighley Town Council approved the demolition but has concerns over parking and access issues.

4.	21/00919/HOU	Demolition of existing conservatory and construction of a single storey rear extension.	28 Maple Avenue Oakworth Keighley West Yorkshire BD22 7HS	Keighley Town Council has no objection to the application and recommends for approval.
5.	21/00980/HOU	Retrospective planning application for alterations to the outbuilding plus low level decking area	17 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QU	Keighley Town Council has no objection to the application and recommends for approval.
6.	21/00991/HOU	Reconstruction of dilapidated outbuilding to create a new garage and store. An extension on the site of another existing dilapidated structure to create a home office and roof terrace	Higher Moss Carr Farm Moss Carr Road Long Lee Keighley West Yorkshire BD21 4SD	Keighley Town Council has no objection to the application and recommends for approval.
7.	21/00984/HOU	Hip to gable roof front and rear dormers and single storey side and rear extension and dropped curb	13 Glenhurst Avenue Keighley West Yorkshire BD21 4RJ	Keighley Town Council has no objection to the application and recommends for approval.
8.	21/01005/HOU	Conversion of integral garage into a living room	4 Astwick Close East Morton Keighley West Yorkshire BD20 5WH	Keighley Town Council has no objection to the application and recommends for approval.

iii) Applications Refused

No.	Application	Details	Location	Committee Comments
1.	21/00819/HOU	Single storey wrap around extension	27 Staincliffe Drive Keighley West Yorkshire BD22 6FF	Keighley Town Council recommend refusal due to overdevelopment of the site

iv) Applications Withdrawn

No.	Application	Details	Location	Committee Comments
1.	21/00874/FUL	Change of use from residential to (use class C2) children's residential home, including replacement of garage door to front with window, installation of new window opening to rear elevation, replacement of existing patio door to rear with a window and new escape stair to rear.	The Bungalow High Spring Gardens Lane Keighley West Yorkshire BD20 6JX	Keighley Town Council has no objection to the application and recommends for approval.

v) Other Planning Matters

None.

6. Delegation of comments on Planning Applications

None.

7. Pre-Application Consultation – For Decision

None

8. Planning Appeals – For noting

None.

9. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 13 July 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 8 June 2021

Present: Councillor Abberton
Councillor Akhtar
Councillor Wood
Councillor Corkindale
Councillor Ikram
Councillor M Walker
Councillor Adams – Ex Officio

Also Present: Joe Cooney, Town Clerk
Councillor Abberton – Observing

001/2021 (P) Election of Chairman

Cllr M Walker proposed by Cllr Corkindale and seconded by Cllr Akhtar.

RESOLVED that Cllr M Walker be elected Chairman for the Municipal year 2021/22.

002/2021 (P) Election of Vice Chairman

Cllr Wood proposed by Cllr Adams and seconded by Cllr Akhtar.

RESOLVED that Cllr Wood be elected Vice Chairman for the Municipal year 2021/22.

003/2021 (P) Apologies for absence

Cllr M Shaw, Cllr Wrench and Cllr Dowse

RESOLVED to accept and record the above apologies

004/2021 (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.

005/2021 (P) Public Question Time

None.

006/2021 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 27 April 2021 be confirmed as a true record of the proceedings and signed by the Chair.

007/2021 (P) Planning Applications

i) New Applications

Application No	Comment
21/02678/HOU	No objection and recommend approval
21/02514/HOU	The Town Council has concerns the proposal is an overdevelopment of the site and its increased size and scale would have a negative impact on the street scene and local amenity.
21/02531/HOU	No objection and recommend approval
21/02548/FUL	No objection and recommend approval
21/02459/HOU	No objection and recommend approval
21/02566/FUL	The Town Council is concerned about the lack of off street parking identified in the application and believes this could have a detrimental impact on highways. The application should be referred to a planning officer for further consideration.
21/02602/OUT	No objection and recommend approval
21/02638/FUL	No objection and recommend approval
21/02310/FUL	No objection and recommend approval
21/02614/FUL	No objection and recommend approval
21/02768/FUL	No objection and recommend approval
21/02676/HOU	No objection and recommend approval
21/02685/FUL	No objection and recommend approval
21/02691/ADV	No objection and 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	Details	Location	Committee Comments
1.	20/05576/MAR	Reserved matters application requesting consideration of access, appearance, landscaping, layout and scale for 32 dwellings (pursuant to outline	Land At Redwood Close Long Lee Keighley West Yorkshire	Recommend the application should be refused based on the impact on highways and local infrastructure such as schools and NHS services

		approval 17/02809/MAO)		
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 West Yorkshire BD22 7NG	Keighley Town Council has no objection to the application and recommends for approval.

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	5 Woodlands View Oakworth Keighley	Keighley Town recommend the application be refused

		decking and proposed new ground floor and part lower ground floor rear extension with reduced area of decking.	West Yorkshire BD22 7TF	due to the impact on nearby trees as outlined in the Tree Officer report
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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 West Yorkshire	Keighley Town Council recommend refusal based on development.

v) Other Planning Matters

008/2021 (P) Delegated Decisions

None.

009/2021 (P) Pre-planning Consultation

None/

010/2021 (P) Planning Appeals

None.

011/2021 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 22 June 2021 at 6.00pm.

Signed

Chair

Date