



KEIGHLEY TOWN COUNCIL

Minutes of the Planning (P) Committee held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 13 July 2021

Present: Councillor Akhtar
Councillor Wood
Councillor Dowse
Councillor M Walker
Councillor Clark
Councillor Shaw
Councillor Abberton
Councillor Corkindale
Councillor Maunsell – Ex Officio

Also Present: Joe Cooney, Town Clerk

021/2021 (P) Apologies for absence

Cllr Adams

RESOLVED to accept and record the above apologies

022/2021 (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.

023/2021 (P) Public Question Time

Mr & Mrs Scott address members regarding their application 21/02710/FUL.

024/2021 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 22 June 2021 be confirmed as a true record of the proceedings and signed by the Chair.

025/2021 (P) Planning Applications

i) New Applications

Application No	Comment
21/03188/HOU	Keighley Town Council recommends refusal as the proposed application is not in keeping with the conservation area.
21/03224/VOC	Keighley Town Council notes the application

21/03306/HOU	Keighley Town Council recommends refusal as the proposed application is overdevelopment of the site.
21/03317/HOU	Keighley Town Council recommends approval.
21/03273/HOU	Keighley Town Council recommends approval.
21/03165/CLP	Keighley Town Council recommends approval.
21/03314/HOU	Keighley Town Council recommends approval.
21/03347/HOU	Keighley Town Council recommends the application is referred to planners for clarification if any covenants requiring open plan frontages are in place.
21/03062/FUL	Keighley Town Council recommends approval subject to the necessary surveys be undertaken to determine the levels of contamination in the land.
21/03281/FUL	Keighley Town Council recommends approval.
21/03283/FUL	Keighley Town Council recommends refusal due to a lack of appropriate parking.

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.	21/01037/HOU	Retrospective application for the timber decking to the rear of the property.	14 Damems Road Keighley West Yorkshire BD21 5EU	Keighley Town Council has no objection to the application and recommends for approval.
2.	21/00927/HOU	Proposed single storey rear extension	7 Ada Street Keighley West Yorkshire BD21 2LX	Keighley Town Council has no objection to the application and recommends for approval.
3.	21/00752/HOU	Demolition of existing garage. Construction of a single storey side extension	6 Moorfield Drive Oakworth Keighley West Yorkshire BD22 7EX	Keighley Town Council has no objection to the application and recommends for approval.
4.	21/00956/FUL	Change of Use to Restaurant and Takeaway with internal and external alterations	68 - 70 Cavendish Street Keighley West Yorkshire BD21 3RL	Keighley Town Council has no objection to the application and recommends for approval.

5.	21/00525/HOU	Single storey extension to existing property.	27 Sunny Hill Grove Keighley West Yorkshire BD21 1RU	Keighley Town Council has no objection to the application and recommends for approval.
6.	21/01066/FUL	Change of use to form three self contained flats and creation of window to rear elevation	63 Bradford Road Riddlesden Keighley West Yorkshire BD21 4EZ	Keighley Town Council rejects the application: too small, not fit for purpose, insufficient hygiene areas/bathrooms
7.	19/05255/SUB02	Submission of details required by condition 6 (off site highway improvements) of planning approval 19/05255/FUL	Asda Bingley Street Keighley West Yorkshire BD21 3ER	Noted
8.	21/00999/FUL	Agricultural building	Cradle Edge Farm Back Shaw Lane Keighley West Yorkshire BD21 5QU	Keighley Town Council has no objection to the application and recommends for approval.

iii) Applications Refused

No.	Application	Details	Location	Committee Comments
1.	21/00893/FUL	Construction of detached dwelling	Thorn Bank Occupation Lane Keighley West Yorkshire BD22 7LB	Keighley Town Council has no objection to the application and recommends for approval.

iv) Applications Withdrawn

None.

v) Other Planning Matters

Members discussed a motion due to be considered at the Annual Meeting of the Yorkshire Local Council Association

Proposed by the Scarborough Branch:

Background

Planning is an important function when trying to protect and regenerate our area. This Branch is served by two separate planning authorities that exercise their powers in very different ways. Our residents deserve the right to have a high quality planning authority wherever they live rather than the current situation where a street can have differing requirements for each side of the road. We would like to see a standardised and consistent approach to enforcement, design quality and conservation for all of our communities rather than differing systems that we see currently.

Proposed

That these Associations press HM Government for consistent and effective enforcement to be mandatory rather than discretionary as a step to achieving parity for local people.

RESOLVED members support the motion and ask the Keighley Town Council representatives to vote in favour of the motion.

026/2021 (P) Delegated Decisions

	Number	Description	Address	Response
1.	21/03035/HOU	Front and rear dormer windows	25 Gordon Street Keighley West Yorkshire BD21 2PS	No objection
2.	21/03033/FUL	Agricultural livestock building for shelter of rare breed sheep.	The Old Barn 1 Higher Scholes Scholes Lane Oakworth Keighley West Yorkshire BD22 0RP	No objection
3.	21/02671/HOU	Construction of extension to dwelling	Field Head 39 Scott Lane Riddlesden Keighley West Yorkshire BD20 5BU	No objection
4.	21/02882/FUL	Part change of use from ground floor E(a) retail to E(b) restaurant with ancillary Sui Generis takeaway with extract canopy to rear	107 North Street Keighley West Yorkshire BD21 3AA	No objection

5.	21/03105/FUL	Demolition of existing buildings and construction of new industrial unit	Station Works Parkwood Street Keighley West Yorkshire	No objection
6.	21/03122/HOU	1st floor extension over existing ground floor extension located to side of house. Solar installation expanded on the extended roofspace.	217 Fell Lane Keighley West Yorkshire BD22 6DL	No Objection

027/2021 (P) Pre-planning Consultation

None.

028/2021 (P) Planning Appeals

Notice of Appeal

Appeal by: Mr H Wasim

Address: 1 Garforth Road Keighley West Yorkshire BD21 4DR

Proposal: Conversion of existing garage with new roof and extension to side to form annexe

Appeal Number: 21/00037/APPFL2

Inspectorate Reference Number: APP/W4705/D/21/3271738

Start Date: 02.07.2021

RESOLVED Noted.

029/2021 (AL) Date of Next Meeting

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

Signed

Chair

Date