



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
5 January 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/81536807196> on **Tuesday 12 January 2021 at 6.00pm**. You can also access via phone using the following number and meeting ID number **Meeting ID: 815 3680 7196 Tel No: +44203 4815237**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

Mayor & Deputy Mayor (Ex-Officio)	Councillor A. Ahmed
Councillor M Walker – Chairman	Councillor M. Dowse
Councillor E. Bernardini – Vice Chairman	Councillor M. Shaw
Councillor C. Abberton	Councillor P. Shaw
Councillor J. Akhtar	

*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 8 December and Tuesday 22 December 2020.

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.	20/05838/HOU	Two storey extension to side and front	Kambi Providence Lane Oakworth Keighley West Yorkshire BD22 7QY
2.	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
3.	20/05313/FUL	Removal of existing structures and replacing with one live/work unit.	Site At Long Gate Oakworth Keighley West Yorkshire
4.	20/05509/FUL	Installation of 3m high steel palisade fence to the side of	Becks Mill Becks Road Keighley West Yorkshire BD21 1SD

		the road running adjacent to the development land	
5.	20/05845/HOU	Construction of sun room extension	Netherside Morton Lane East Morton Keighley West Yorkshire BD20 5RP
6.	20/05577/FUL	Demolition of existing dwellings and semi derelict farm buildings and construction of 9 new dwellings with associated landscaping and access road	Land At Long Lee Lane Long Lee Keighley West Yorkshire
7.	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
8.	20/05906/HOU	Construction of front and rear dormer windows.	103 Bradford Street Keighley West Yorkshire BD21 3ED
9.	20/05836/ADV	One hoarding sign	Land At Former Keighley Training Centre 55 To 71 Bradford Road Riddlesden Keighley West Yorkshire
10.	20/05959/HOU	Proposed Dormer Windows to front and rear	16 Mannville Grove Keighley West Yorkshire BD22 6AE
11.			
12.			

ii) Applications Granted

No.	Application	Description	Location	Committee Response
1.	20/03879/HOU	Two storey rear and single storey side extension	35 View Road Keighley West Yorkshire BD20 6JN	No objection and recommend for approval (Cllr Akhtar left the meeting during this discussion)
2.	20/04020/FUL	Conversion of lower ground floor into one flat, new bi-fold doors to rear and new window opening to side elevation	87 Devonshire Street Keighley West Yorkshire BD21 2BJ	Reject - inadequate access into property
3.	20/04453/HOU	First floor side extension; single storey rear infill extension and front porch extension	240 Park Lane Keighley West Yorkshire BD21 4RL	No objection and recommends for approval
4.	20/04429/FUL	Change of use from residential to (use class F1) place of worship on ground floor along with associated parking. The	1 Wesley Place Chapel Haincliffe Road Keighley West Yorkshire BD21 5BY	No objection and recommends for approval

		first floor will remain as residential.		
5.	20/04500/HOU	Single storey side extension	5 Middlefield Court East Morton Keighley West Yorkshire BD20 5RN	Keighley Town Council objects to the application as no amendments have been made since the original application
6.	20/04546/HOU	Single storey rear extension	6 Buxton Street Keighley West Yorkshire BD21 4JD	No objection and recommends for approval
7.	20/04559/HOU	Single storey rear extension and dormer windows to front and rear	18 Mannville Grove Keighley West Yorkshire BD22 6AE	No objection and recommends for approval
8.	20/03614/HOU	Hardstanding area opposite dwelling	2 Lakeside East Morton Keighley West Yorkshire BD20 5UY	No objection and recommends for approval
9.	20/04603/HOU	Two storey rear and side extension with associated changes to front porch	35 The Chase Keighley West Yorkshire BD20 6HU	Keighley Town Council objects to the application as the request doesn't fall in line with affordable housing for the future.
10.	20/04316/FUL	Change of use from offices to residential assessment unit including education & training centre for social workers	Holly House Spring Gardens Lane Keighley West Yorkshire BD20 6LE	Keighley Town Council has no objection and recommends for approval
11.	20/04615/HOU	Two storey side and rear extension	25 Worth Avenue Keighley West Yorkshire BD21 4EP	Keighley Town Council objects to the application based on over development
12.	20/04614/HOU	Two storey rear extension and front porch (resubmission of 20/01646/HOU)	21 Worth Avenue Keighley West Yorkshire BD21 4EP	Keighley Town Council objects to the application based on over development
13.	20/04621/HOU	Detached garage	25 North Dean Avenue Keighley West Yorkshire BD22 6QJ	Keighley Town Council has no objection and recommends for approval
14.	20/04733/HOU	Single storey rear extension and garden decking	18 Buckstone Garth East Morton Keighley West Yorkshire BD20 5JE	Keighley Town Council has no objection and recommends for approval
15.	20/02806/REM	Reserved matters application for one	Marley Farm Aire Valley Road	Keighley Town Council has no

		agricultural workers dwelling requesting consideration of access, appearance, landscaping, layout and scale (pursuant to outline approval 20/00485/OUT	Keighley West Yorkshire	objection and recommends for approval
16.	20/03408/FUL	Change of use from (A1 & B8) to residential (C3) to form 9no. Apartments (4 with mezzanine levels)	Eden Chapel Building, 25 Temple Street, Keighley, BD21 2AJ	Objection due to the lack of any parking provision being provided
17.	20/03913/FUL	Construction of agricultural store.	Low Barn High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX	Keighley Town Council has no objection and recommends for approval
18.	20/04654/HOU	Demolition of conservatory and construction of a two storey side extension	10 Stocks Hill Close East Morton Keighley West Yorkshire BD20 5TP	Keighley Town Council has no objection and recommends for approval
19.	20/04890/FUL	Construction of agricultural shed to replace existing shed	Middle Slippery Ford Barn Slippery Ford Lane Oakworth Keighley West Yorkshire BD22 0QE	Keighley Town Council has no objection and recommends for approval
20.	20/04739/FUL	Construction of two two-bedroom bungalows	Mill Close 93 Ingrow Lane Keighley West Yorkshire BD22 7BU	Keighley Town Council recommends refusal as it is not in keeping and over development
21.	20/04926/HOU	Two storey side extension; single storey rear porch and loft conversion with rear dormers.	4 Hollins Lane Keighley West Yorkshire BD20 6LT	Keighley Town Council has no objection and recommends for approval
	20/04897/HOU	Basement conversion under permitted development and raised terrace to rear	250 Bradford Road Riddlesden Keighley West Yorkshire BD20 5JT	Keighley Town Council has no objection and recommends for approval
	20/04882/HOU	Dormer to front elevation	61 Highfield Lane Keighley West Yorkshire BD21 2DH	Keighley Town Council has no objection and recommends for approval
	20/05092/HOU	Two storey side extension	87 Providence Crescent Oakworth Keighley West	Keighley Town Council has no objection and

			Yorkshire BD22 7QU	recommends for approval
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iii) Applications Refused

No.	Application	Description	Location	Committee Response
1.	20/03112/HOU	Detached garage and decked area at the rear of the property	6 Carr Grove Riddlesden Keighley West Yorkshire BD20 5HW	No objection and recommend for approval
2.	20/04497/HOU	First floor rear extension	28 Dale View Road Long Lee Keighley West Yorkshire BD21 4YF	No objection and recommend for approval
3.	20/04597/HOU	Single storey extension to rear of the house and renovation works to double garage including increasing the height of the garage to create habitable space above	The Cottage High Hob Cote Farm Hob Cote Lane Oakworth Keighley West Yorkshire BD22 0RW	Keighley Town Council objects to the application as it was refused in July and cannot see evidence of any amendments.
4.	20/04506/FUL	New low energy dwelling	Land At Chestnut Acres Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU	Keighley Town Council recommends refusal based on unnecessary infill, possible loss of public right of way and out of keeping with the local area
5.	20/04859/HOU	Decking in the front garden.	26 Western Avenue Riddlesden Keighley West Yorkshire BD20 5DJ	No objection and recommend for approval
	20/04933/HOU	Two storey side extension, single storey rear extension, hip to gable roof conversion and rear dormer window	5 Westfield Drive Riddlesden Keighley West Yorkshire BD20 5BJ	No objection and recommend for approval

iv) Applications Withdrawn

None.

v) Other Planning Matters

None.

7. Delegation of comments on Planning Applications

None.

8. Pre-Application Consultation – For Decision

8a. Proposed 5G Telecommunications Installation for H3G UK

**Drewry Road
Keighley
Bradford
West Yorkshire
BD21 2PU**

Proposed 20.0m Phase 8 monopole c/w wraparound cabinet at base and associated ancillary works.

8b. Hybrid planning application comprising of full planning permission for the construction of a retail food store (Use Class A1), together with car parking, landscaping and associated works and outline planning permission for a retail unit (Use Class A1) and coffee drive-thru (Use Class A3/A5) requesting consideration of access at Site Of Former Alexandra Works Gresley Road Keighley West Yorkshire.

9. Town Plan

10. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 26 January 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.