



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
6 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/89746588201> on **Tuesday 13 April 2021 at 6.00pm**. You can also access via phone using the following number and meeting ID number **Meeting ID: 897 4658 8201 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

*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 23 March 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.	21/01367/HOU	Proposed single storey extension	3 Westfield Crescent Riddlesden Keighley West Yorkshire BD20 5BL
2.	21/01476/HOU	Proposed front and rear dormer windows.	95 Grafton Road Keighley West Yorkshire BD21 1LJ
3.	21/01379/HOU	Construction of orangery extension to rear.	20 Hospital Road Riddlesden Keighley West Yorkshire BD20 5EU
4.	21/01478/HOU	Proposed construction of two storey side and rear	82 Broomhill Avenue Keighley West Yorkshire BD21 1LP

		extension and new dropped curb.	
5.	21/00874/FUL	Change of use from dwelling (Use Class C3) to children's residential home (C2), including replacement of garage door to front with window, installation of window opening to rear elevation, replacement of patio door to rear with window and escape stair to rear	The Bungalow Lower Shann Farm High Spring Gardens Lane Keighley West Yorkshire BD20 6LN
6.	21/00574/FUL	Conversion of existing outbuildings to form new detached dwelling	28 Southlands Road Riddlesden Keighley West Yorkshire BD20 5HQ
7.	21/01500/HOU	Single storey extension	102 Grange Crescent Riddlesden Keighley West Yorkshire BD20 5AJ

ii) Applications Granted

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 - frosted & full colour vinyl, 2 x ATM header, 1	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

		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 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.	53 Cavendish Street Keighley West Yorkshire BD21 3RB	Keighley Town Council has no 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.
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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

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.

v) Other Planning Matters

None.

7. 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	14 Woodside Keighley West Yorkshire BD20 6LF	Keighley Town Council is concerned the proposed plans could be an

		and external alterations.		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

8. Pre-Application Consultation – For Decision

None.

9. Planning Appeals – For noting

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

10. Date & Time of Next meeting

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

OFFICER SUPPORT TO THE MEETING

Officers scheduled to attend: Joe Cooney (Town Clerk/CDO)

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.