



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
19 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/83451162982> on **Tuesday 26 January 2021 at 6.00pm**. You can also access via phone using the following number and meeting ID number **Meeting ID: 834 5116 2982 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
Councillor P. 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 12 January 2021.

Copy attached

6. Budget

Members are asked to consider the budget paper.

Copy attached

7. 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.	20/05913/VOC	Variation of condition 2 (approved plans) of planning approval 20/04316/FUL: Drawing numbers 795-05 and 795-09	Holly House Spring Gardens Lane Keighley West Yorkshire BD20 6LE

		(works to windows) to be added	
2.	20/05925/FUL	Installation of palisade security fencing to existing car park	Byworth Boilers Hire Ltd Thwaites Brow Road Keighley West Yorkshire BD21 4NA
3.	20/05841/FUL	Change of use from commercial to residential use	2 Green End Road East Morton Keighley West Yorkshire BD20 5TR
4.	21/00023/LBC	Conversion of existing single dwelling into 5 flats	10B Cavendish Street Keighley West Yorkshire BD21 3RG
5.	21/00048/FUL	Conversion of barn to dwellinghouse with associated parking and landscaping	Back Shaw Farm 5 Back Shaw Lane Keighley West Yorkshire
6.	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
7.	20/05235/HOU	Additional storey to the existing dwelling	40 Leach Road Riddlesden Keighley West Yorkshire BD20 5DA
8.	21/00053/LBC	Replace stable door, frame and connecting windows on a like for like basis	2 Moorside Farm Ilkley Road Riddlesden Keighley West Yorkshire BD20 5RE
9.	21/00127/HOU	Single storey extension to rear and replacement of existing flat roof with pitched to front elevation, incorporating canopy.	Old Mill House Dockroyd Lane Oakworth Keighley West Yorkshire BD22 7RH
10.	21/00166/HOU	Loft conversion with front and rear dormers.	199 Bradford Road Riddlesden Keighley West Yorkshire BD20 5JR
11.	20/03006/NMA01	Non-material amendment to planning approval 20/03006/HOU dated 16/09/20. to include: reduction in size of extension by 2500 internally and change of position to patio door from south to west (rear) elevation.	5 Middlefield Court East Morton Keighley West Yorkshire BD20 5RN
12.	21/00022/FUL	Conversion of existing single dwelling into 5 flats	10B Cavendish Street Keighley West Yorkshire BD21 3RG
13.	20/05576/MAR	Reserved matters application requesting consideration of	Land At Redwood Close Long Lee Keighley West Yorkshire

		access, appearance, landscaping, layout and scale for 32 dwellings (pursuant to outline approval 17/02809/MAO)	
14.	21/00137/CLP	Certificate of Lawfulness application for use of existing shop (A1) as sandwich bar (E)	122 North Street Keighley West Yorkshire BD21 3AL
15.	20/05721/HOU	Conversion of existing garage with new roof and extension to side to form annexe.	1 Garforth Road Keighley West Yorkshire BD21 4DR

ii) Applications Granted

No.	Application	Description	Location	Committee Response
1.	20/04887/FUL	New detached dwelling, attached garage and parking	15 Goose Cote Lane Keighley West Yorkshire BD22 7NG	Keighley Town Council has no objection and recommends for approval
2.	20/04989/FUL	Conversion of existing public house and hotel into 4no. retail units and 11no. residential apartments.	Victoria Hotel Cavendish Street Keighley West Yorkshire BD21 3RB	Keighley Town Council recommends refusal based on lack of suitable parking provisions along with concerns regarding access and egress from the property
3.	20/05129/ADV	Two non-illuminated 5.7m x 2.1m perspex signage, four 1.9m x 0.3m Perspex signs, one non illuminated 3m x 2.4m vinyl entrance signage	Land Adjacent To Chesham Street Keighley West Yorkshire BD21 4LG	Keighley Town Council has no objection and recommends for approval
4.	20/05196/FUL	Change of use from an existing educational centre to a religious madrassa.	29 - 33 Highfield Lane Keighley West Yorkshire	Keighley Town Council recommends for approval but members have concerns about the potential impact on highways
5.	20/05279/HOU	Construction of two storey side extension (re-submission of 20/04150/HOU)	23 Harewood Crescent Keighley West Yorkshire BD22 7NH	Keighley Town Council recommends refusal based on the application would be an overdevelopment of the site, the proposal would have a negative impact on

				the street scene and be a dominate structure on the local environment
6.	20/05275/HOU	Construction of single storey side extension	41 The Chase Keighley West Yorkshire BD20 6HU	Keighley Town Council has no objection and recommends for approval
7.	20/05371/HOU	Construction of conservatory to rear	4 Oak Bank Crescent Keighley West Yorkshire BD22 7SZ	Keighley Town Council has no objection and recommends for approval
8.	20/05308/FUL	Extension and conversion of existing garage to form dependant relative annex.	Hill Top House Hill Top Road Oakworth Keighley West Yorkshire BD22 7PY	Keighley Town Council has no objection and recommends for approval
9.	20/05269/HOU	Single storey extension to the side	233 Queens Road Keighley West Yorkshire BD21 1BN	Members don't believe enough information has been provided by the applicant to make an informed decision. No details on the size or design of the proposed garage included in the application

iii) Applications Refused

No.	Application	Description	Location	Committee Response
1.	20/05203/HOU	Construction of replacement mono pitch garage	The Old Cowshed Low Woodhead Banks Lane Riddlesden Keighley West Yorkshire BD20 5QT	Keighley Town Council has no objection and recommends for approval
2.	20/05217/CLP	Part garage conversion to habitable bedroom and associated works	8 High Pastures Keighley West Yorkshire BD22 6JY	Keighley Town Council has no objection and recommends for approval
3.	20/05257/HOU	Loft conversion with two dormers	29 Staincliffe Drive Keighley West Yorkshire BD22 6FF	Keighley Town Council has no objection and recommends for approval
4.	20/05375/HOU	Detached garage outbuilding to rear of dwelling	West Barn High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX	Keighley Town Council has no objection and

				recommends for approval
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iv) Applications Withdrawn

No.	Application	Description	Location	Committee Response
1.	20/04804/HOU	Two storey side and rear extension	150 Redcliffe Street Keighley West Yorkshire BD21 2RE	Keighley Town Council recommends refusal based on the application would be an overdevelopment of the site. The proposed development lacks suitable parking, appropriate bin storage area and would have a negative impact on the neighbouring property.

v) Other Planning Matters

None.

8. Delegation of comments on Planning Applications

None.

9. Pre-Application Consultation – For Decision

20/04286/FUL Construction of a two storey extension to the side of the existing house and a new two storey dwelling attached to the side of the existing house, with parking to the rear at 2 Exley Drive Keighley West Yorkshire BD21 1NA

10. Town Plan

Members to consider update on Town Plan

Copy attached

11. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 9 February 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.