



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
2 March 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/82191874549> on **Tuesday 9 March 2021 at 6.00pm**. You can also access via phone using the following number and meeting ID number **Meeting ID: 821 9187 4549 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 February 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.	21/00016/FUL	New dwelling (site address details amended)	Land At Wildfell Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU
2.	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
3.	21/00686/FUL	Demolition of existing garage and construction of one bungalow within the grounds of the existing house with the	1 Dimples Lane East Morton Keighley West Yorkshire BD20 5SU

		addition of off-street parking for both properties	
4.	21/00656/HVC	Removal of conditions 2 (The detached annex hereby permitted shall only be occupied in connection with and incidental to the occupation of the existing dwelling and shall at no time be severed and occupied as a separate, independent dwelling unit), condition 3 (The lower ground floor of the annex hereby approved shall only be used for storage purposes as shown on the approved plan and this space shall not be converted to habitable accommodation) and condition 4 (no further windows, including dormer windows, or other openings shall be formed in the annex) of planning permission 13/00114/HOU	38 Scott Lane Riddlesden Keighley West Yorkshire BD20 5BT
5.	21/00669/HOU	Single storey side extension	Oaklea 16 Shann Lane Keighley West Yorkshire BD20 6NA
6.	21/00695/HOU	First floor rear extension	28 Dale View Road Long Lee Keighley West Yorkshire BD21 4YF
7.	21/00737/HOU	Removal of existing sun room and decking and proposed new ground floor and part lower ground floor rear extension with reduced area of decking.	5 Woodlands View Oakworth Keighley West Yorkshire BD22 7TF
8.	21/00690/HOU	Two storey rear and part side extension.	23 Lane Ends Colne Road Oakworth Keighley West Yorkshire BD22 7PR
9.	21/00583/MAF	Four-storey building providing 24 apartments (Use Class C3) and three units with flexible commercial uses	2 Low Mill Lane Keighley West Yorkshire BD21 4PD
10.	21/00769/FUL	Detached dwelling with attached garage	15 Goose Cote Lane Keighley West Yorkshire BD22 7NG
11.	21/00747/FUL	Change of use from commercial (B2) to 4 residential apartments (C3).	Airedale House Sand Street Keighley West Yorkshire BD21 3AH
12.	21/00819/HOU	Single storey wrap around extension	27 Staincliffe Drive Keighley West Yorkshire BD22 6FF
13.	21/00854/REM	Reserved matters application requesting consideration of access, appearance, landscaping and scale	Coppergate 19 Braithwaite Road Keighley West Yorkshire BD22 6PY

		(pursuant to outline approval 18/02356/OUT)	
14.	21/00775/HOU	Single storey front extension	1 Dockroyd Lane Oakworth Keighley West Yorkshire BD22 7RN
15.	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
16.	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

ii) Applications Granted

No.	Application	Description	Location	Committee Response
1.	20/04194/FUL	Construction of 2 new industrial units (B2)	Land At Parkwood Street Keighley West Yorkshire	No objection and recommend for approval
2.	20/05416/HOU	Two storey side extension and single storey rear porch extension.	Owd Ikes Cottage Scar Top Road Stanbury Keighley West Yorkshire BD22 0JP	Keighley Town Council has no objection and recommends for approval
3.	20/05557/HOU	Two storey extension to side	2 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QT	Keighley Town Council has concerns the proposals would be overdevelopment of the site and therefore recommends refusal.
4.	20/05592/HOU	Two storey rear extension	1 Raglan Street Keighley West Yorkshire BD22 6BE	Keighley Town Council has no objection and recommends for approval
5.	20/05745/FUL	Extension to existing stables for private use by residents and to accommodate water treatment room	Bradup Farm Ilkley Road Riddlesden Keighley West Yorkshire	Keighley Town Council has no objection to the application

		(resubmission of 20/02765/FUL)		
6.	12/04674/SUB02	<p>Submission of details to comply with conditions 3 (phasing scheme for the construction of the dwellings), 9 (vehicular and pedestrian access), 10 (full details of the highway schemes/improvements at Shann Lane and Spring Gardens Lane), 11 (full details of the contractor's means of access, vehicle parking facilities, loading/unloading areas for materials, location of the site compound, together with internal turning facilities, temporary warning and direction signs on the adjacent highway, levels, gradients, construction, surface treatment and means of surface water drainage shall be submitted), 12 (No phase of the development shall commence until a plan showing the position of boundary treatments for that phase has been submitted to and approved in writing by the local planning authority), 14 (Phase 2 site investigation and risk assessment), 21 (tree protection plan showing root protection areas and location of temporary tree protective fencing) and 22 (bat tubes)of planning approval 12/04674/MAO dated 06/09/13.</p>	<p>Land At Grid Ref 404947 442128 Shann Lane Keighley West Yorkshire</p>	<p>No comment</p>

7.	20/05906/HOU	Construction of front and rear dormer windows.	103 Bradford Street Keighley West Yorkshire BD21 3ED	Keighley Town Council has no objection and recommends for approval
8.	20/05959/HOU	Proposed Domer Windows to front and rear	16 Mannville Grove Keighley West Yorkshire BD22 6AE	No comment as no information available to consider
9.	20/05925/FUL	Installation of palisade security fencing to existing car park	Byworth Boilers Hire Ltd Thwaites Brow Road Keighley West Yorkshire BD21 4NA	Keighley Town Council has no objection to the application and recommends for approval.
10.	21/00023/LBC	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
11.	20/05235/HOU	Additional storey to the existing dwelling	40 Leach Road Riddlesden Keighley West Yorkshire BD20 5DA	Keighley Town Council has no objection to the application and recommends for approval.

iii) Applications Refused

No.	Application	Description	Location	Committee Response
1.	20/03822/FUL	Change of use from shop (A1) to takeaway (A5) with external flue to rear/side elevation	25A Bradford Road Riddlesden Keighley West Yorkshire BD21 4ET	No objection and recommend for approval, although concerned about the lack of parking in the vicinity of the premises and the impact it could have on the highway
2.	20/05841/FUL	Change of use from commercial to residential use	2 Green End Road East Morton Keighley West Yorkshire BD20 5TR	Keighley Town Council has no objection to the application and recommends for approval.

iv) Applications Withdrawn

No.	Application	Description	Location	Committee Response
1.	20/05313/FUL	Removal of existing structures and replacing with one live/work unit.	Site At Long Gate Oakworth Keighley West Yorkshire	Keighley Town Council has no objection and recommends for approval
2.	20/05853/HVC	Variation to condition 2 (materiald) of application 17/06950/HOU to change the walling material for the freestanding garage to natural stone facing material recycled from the existing building or else sourced to match as detailed in revised garage plans.	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.
3.	20/05913/VOC	Variation of condition 2 (approved plans) of planning approval 20/04316/FUL: Drawing numbers 795-05 and 795-09 (works to windows) to be added	Holly House Spring Gardens Lane Keighley West Yorkshire BD20 6LE	Subject to a conservation report being submitted, the council has no objection to the application

v) Other Planning Matters

None.

7. Delegation of comments on Planning Applications

No.	Application	Description	Location	Delgated Response
1.	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.
2.	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.

3.	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.
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8. Pre-Application Consultation – For Decision

To consider the Council’s response to the Bradford Local Plan Consultation.

To Follow

9. Planning Appeals

Notice of Appeal

Appeal by: Mr & Mrs P Maughan

Address: Land Adjacent To 2 Stocks Hill Close East Morton Keighley West Yorkshire BD20 5TP

Proposal: Detached dwelling

Appeal Number: 20/00119/APPFL2

Inspectorate Reference Number: APP/W4705/W/20/3266149

Start Date: 18.02.2021

10. Town Plan – For noting

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 23 March 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.