



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
3 August 2021

Email: townclerk@keighley.gov.uk

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **Planning Committee** which will be held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on **10 August 2021 at 6pm.**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

Cllr. M Walker – Chairman	Cllr. P Cook
Cllr. M Wood – Vice Chairman	Cllr. P Corkindale
Cllr. M Shaw	Cllr. J Akhtar
Cllr. A Clark	Cllr. C Abberton
Cllr. M Ikram	Mayor/Deputy Mayor – Ex- Officio
Cllr. M Dowse	

*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 at Council Meetings Recording 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. Apologies for absence

Members are asked to receive apologies of absence for this meeting.

2. 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

3. 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.

4. Minutes – For Decision

Members are asked to approve the minutes of the Planning Committee held on Tuesday 27 July 2021

Copy attached

5. Committee comments on Planning Applications

Members are asked to consider and comment on the following:

- i) New applications

No.	Application	Description	Location
1.	21/03601/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
2.	21/03487/HOU	Single storey side extension	382 Halifax Road Keighley West Yorkshire BD21 5HW
3.	21/03724/CLP	Conversion of former offices to two general retail shops under Class E permitted development.	Key House 130 North Street Keighley West Yorkshire BD21 3AL

4.	21/03729/HOU	Single storey extension to rear and dormer windows to front and rear and ridge height increase	303 Fell Lane Keighley West Yorkshire BD22 6DB
5.	21/03736/HOU	Single storey rear extension	235 West Lane Keighley West Yorkshire BD21 2NT
6.	21/03775/HOU	Single storey rear extension	26 Chatsworth Street Keighley West Yorkshire BD21 4JA
7.	21/03717/FUL	Remove letter box and receipt bin and infill the apertures with stonework to match. Various internal works including repairs, making good and decorating	63 North Street Keighley West Yorkshire BD21 3SB
8.	21/03728/CLP	Existing offices to be converted to 3 Self contained Apartments and 6 HMO rooms with En-suites and associated shared kitchen & Lounge.	23 Devonshire Street Keighley West Yorkshire BD21 2BH
9.	21/03582/FUL	Change of use of part of existing agricultural land (grassland) to secure dog walking/exercise area with associated small parking area for of road parking.	Land Between Dimples Lane And Morton Lane East Morton Keighley West Yorkshire
10.	21/03770/FUL	New dwelling	Land At Grid Ref 403448 439353 Slaymaker Lane Oakworth Keighley West Yorkshire
11.	21/03831/HOU	Two storey extension to side and front (resubmission of application ref. 20/05838/HOU)	Kambi Providence Lane Oakworth Keighley West Yorkshire BD22 7QY
12.	21/03829/HOU	Demolition of existing garage and rear extension and construction of 2 storey side and rear extension	2 Granby Drive Riddlesden Keighley West Yorkshire BD20 5AX
13.	21/03790/HOU	Demolition of conservatory. Two storey extension to side. First floor, single storey rear extensions and loft conversion with roof lights. Construction of porch,	25 Branshaw Grove Keighley West Yorkshire BD22 6NH
14.	21/03848/LBC	Replacement of small casement window to first floor west elevation of property.	67 Oakworth Hall Colne Road Oakworth Keighley West Yorkshire BD22 7HZ
15.	21/03877/LBC	Remove current render back to underlying stone wall and either repoint the stone work with lime based mortar or render, plus repointing coping stones and	67 Oakworth Hall Colne Road Oakworth Keighley West Yorkshire BD22 7HZ

		chimney. Removal of old render from West wall of property, cleaning of stone and removal of old pointing. Repoint wall chimney and coping stones with approved lime mortar, flat pointing.	
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ii) Applications Granted

Application	Description	Location	Committee Response
20/03711/HOU	Construction of new garage and roof top patio. Construction of new driveway leading to new garage	61 Calton Road Thwaites Brow Keighley West Yorkshire BD21 4UR	No objection and recommend for approval
20/04840/FUL	Change of use from amenity woodland to low density campsite with facilities to include reception shelter, toilet and shower facilities, widening the site entrance and provision of car park	Branshaw Plantation Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU	Keighley Town Council recommends for approval based on the proviso that the general public is able to access the land for walks and dog walks riding etc
21/00140/FUL	Change of use of former restaurant premises to create Class C2 respite care/semi-independent living units with external alterations to include new and replacement window and door openings.	396 - 398 Skipton Road Keighley West Yorkshire BD20 6HP	Keighley Town Council has no objection to the application and recommends for approval.
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
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
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
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
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
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
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

iii) Applications Refused

Application	Description	Location	Committee Response
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
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 and recommends approval

iv) Applications Withdrawn

Application	Description	Location	Committee Response
21/00960/HOU	Two storey rear extension; first floor side extension; single storey side extension and external alterations.	14 Woodside Keighley West Yorkshire BD20 6LF	

v) Other Planning Matters

6. Delegation of comments on Planning Applications

None.

7. Pre-Application Consultation – For Decision

PROPOSED DIVERSION OF PUBLIC FOOTPATH 97 (KEIGHLEY) AT BATES BARN, BURY LANE, WEST MORTON, KEIGHLEY, BRADFORD.

APPLICATION UNDER CONSIDERATION.

The proposal is for the diversion of a Public Footpath 97 (Keighley), as shown marked ABC on the attached plan reference 66666T258 Draft Consultation Plan. Points A and C are the paths junction with Bury Lane (Keighley Public Bridleway 93) and proceed in a generally south easterly direction to point B. The approximate length of AB is 36 metres and CB is 38 metres and both have a grassed/stoned surface and a recorded width of 1.2 metres. There are 2 field gates on section AB and one stone step stile on section CB.

PROPOSED DIVERSION

The length of the new section of footpath BD will be approximately 51 metres. The new section of footpath will have a grassed/stoned surface and have a recorded width of 2 metres (with a pinch point of 1.5 metres over a 5.5 metre length).

Relevant Plan: 66666 T258 Draft Consultation Plan.

National Grid Reference: OS Sheet SE 0942

LEGISLATIVE PROCESS

The diversion would be carried out under Section 119 Highways Act 1980 in the interests of the landowner.

8. Planning Appeals – For noting

None.

9. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 24 August 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.



KEIGHLEY TOWN COUNCIL

Minutes of the Planning Committee held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 27 July 2021

Present: Councillor Ahmed
Councillor Wood
Councillor M Walker
Councillor Clark
Councillor Cook
Councillor Adams – Ex Officio

Also Present: Joe Cooney, Town Clerk

030/2021 (P) Apologies for absence

Cllr Dowse

RESOLVED to accept and record the above apologies

031/2021 (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.

032/2021 (P) Public Question Time

None.

033/2021 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 13 July 2021 be confirmed as a true record of the proceedings and signed by the Chair.

034/2021 (P) Planning Applications

i) New Applications

Application No	Comment
21/02903/HOU	Keighley Town Council recommends approval.
21/03406/HOU	Keighley Town Council is concerned about the impact on the local amenity as outlined in the conservation officers report
21/03492/HOU	Keighley Town Council recommends approval.
21/03171/REM	Keighley Town Council is concerned the proposed application is overdevelopment of the site

21/03515/LBC	Keighley Town Council is concerned about issues raised in the conservation officers report that need to be addressed before the application is considered
21/03343/HOU	Keighley Town Council recommends approval.
21/03473/HOU	Keighley Town Council recommends approval.
21/03600/HOU	Keighley Town Council recommends approval.
21/03606/HOU	Keighley Town Council recommends approval.
21/03662/HOU	Keighley Town Council recommends approval.
21/03705/HOU	Keighley Town Council recommends refusal based on the negative impact the development would have on the street scene.
21/03588/HOU	Keighley Town Council recommends approval.
21/03657/LBC	Keighley Town Council recommends approval.
21/03718/ADV	Keighley Town Council recommends approval.

RESOLVED to submit the above comments to Bradford MDC in response to each application.

- ii) **Applications Granted**
Councillors noted the following applications.

None.

- iii) **Applications Refused**

None.

- iv) **Applications Withdrawn**

None.

- v) **Other Planning Matters**

None.

035/2021 (P) Delegated Decisions

	Number	Description	Address	Response
1.	21/03096/CLE	Loft conversion with dormer	11 Strong Close Way Keighley West Yorkshire BD21 4JT	Keighley Town Council has no objection to this application and recommends approval
2.	21/03135/HOU	Extend front dormer and rear dormer under PD rights	15 Fell Lane Keighley West Yorkshire BD22 6AB	Keighley Town Council has no objection to this application and recommends approval
3.	21/03094/HOU	Reduce height of store roof to allow formation of patio deck over	6 Carr Grove Riddlesden Keighley West Yorkshire BD20 5HW	Keighley Town Council has no objection to this application and

				recommends approval
4.	21/03131/HOU	Two storey side and single storey rear extension	150 Redcliffe Street Keighley West Yorkshire BD21 2RE	Keighley Town Council has no objection to this application and recommends approval
5.	21/03143/HOU	Two storey rear and single storey side extension	3 Grange Crescent Riddlesden Keighley West Yorkshire BD20 5AH	Keighley Town Council has no objection to this application and recommends approval
6.	21/02979/FUL	Change of use from a sports pavilion to a residential annex	Parkside House Mayfield Road Keighley West Yorkshire BD20 6LD	No objection – subject to development not having an adverse impact on conservation area
7.	21/03123/HOU	Demolition of existing conservatory. Construction of two storey side extension.	13 Denby Court Oakworth Keighley West Yorkshire BD22 7SF	Keighley Town Council has no objection to this application and recommends approval
8.	21/03096/CLE	Loft conversion with dormer	11 Strong Close Way Keighley West Yorkshire BD21 4JT	Keighley Town Council has no objection to this application and recommends approval

036/2021 (P) Pre-planning Consultation

PROPOSED BASE STATION INSTALLATION UPGRADE AT CORNERSTONE 109481, TEF 68206, TRAVIS PERKINS KEIGHLEY, HAINCLIFFE ROAD, INGROW, KEIGHLEY, WEST YORKSHIRE, BD21 5BZ NGR: E: 405794, N: 439676.

RESOLVED members noted the application

037/2021 (P) Planning Appeals

a. Area Planning Panel

21/00048/FUL

Conversion of barn to dwellinghouse with associated parking and landscaping at Back Shaw Farm 5 Back Shaw Lane Keighley West Yorkshire

b. Area Planning Panel

21/01128/HOU

Change of roof from hip to gable, rear dormer window plus two storey side and single storey rear extension at 5 Westfield Drive Riddlesden Keighley West Yorkshire BD20 5BJ

RESOLVED members noted the appeals.

038/2021 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 10 August 2021 at 6.00pm.

Signed **Date**
Chair

**PROPOSED DIVERSION OF PUBLIC FOOTPATH 97 (KEIGHLEY) AT
BATES BARN, BURY LANE, WEST MORTON, KEIGHLEY, BRADFORD.**

APPLICATION UNDER CONSIDERATION.

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PROPOSED DIVERSION

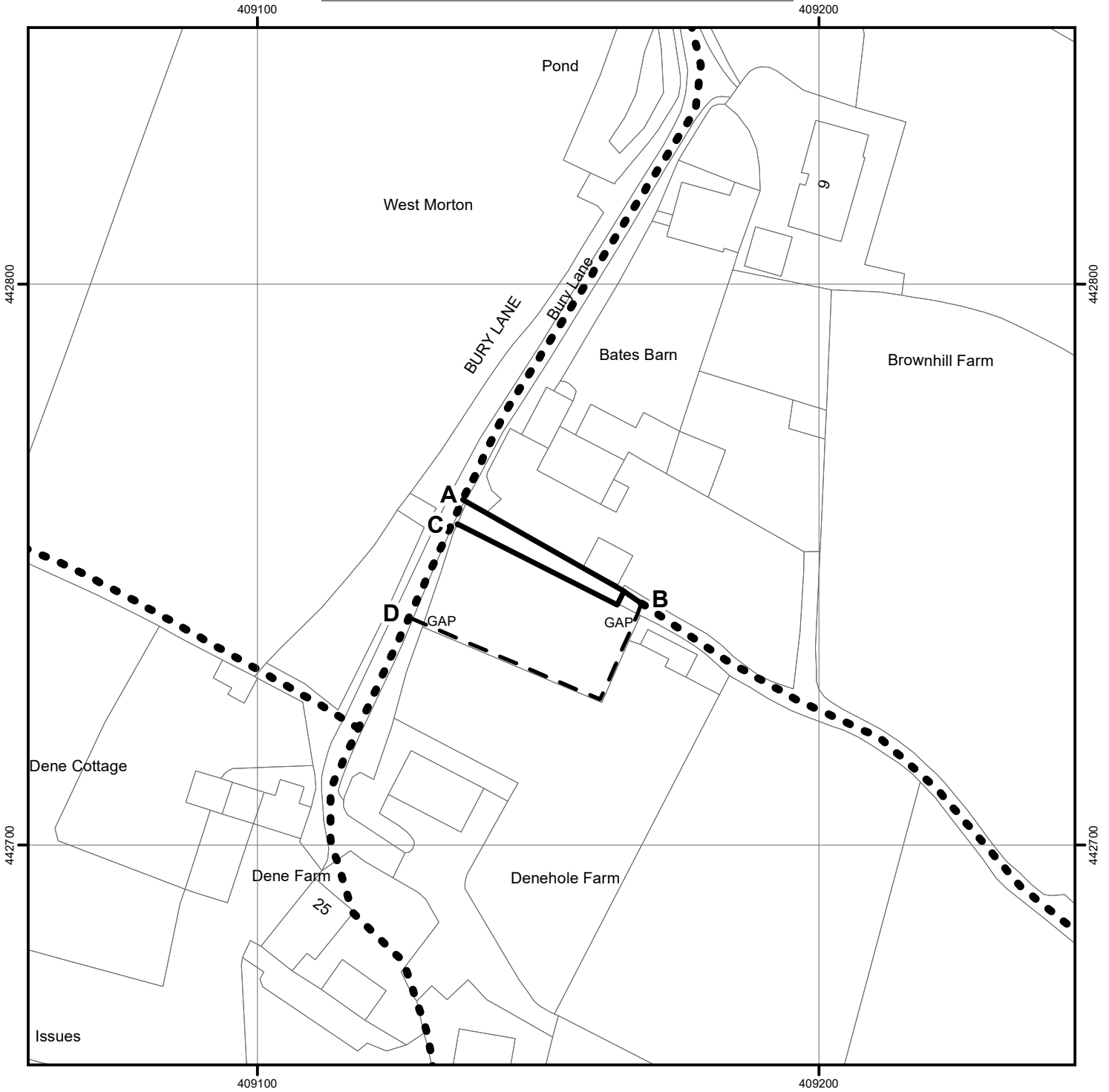
The length of the new section of footpath BD will be approximately 51 metres. The new section of footpath will have a grassed/stoned surface and have a recorded width of 2 metres (with a pinch point of 1.5 metres over a 5.5 metre length).

Relevant Plan: 66666 T258 Draft Consultation Plan.

National Grid Reference: OS *Sheet* SE 0942

LEGISLATIVE PROCESS

The diversion would be carried out under Section 119 Highways Act 1980 in the interests of the landowner.



Proposed Diversion of Part of Public Footpath No. 97 (Keighley) at Bates Barn, Bury Lane, West Morton, Keighley
Under Section 119 Highways Act 1980

Legend Footpath to be diverted (A-B-C) Proposed New Footpath (B-D) Unaffected public paths Reference: 66666/T258/Diversion Consult Plan		Scale	1:1,000
		OS Sheet	SE 0942
	Drawn By	FP	
	Checked By	DH	
	Date	16/06/2021	