



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
7 December 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 **14 December 2021 at 6pm.**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

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

*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 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. Introduction from Chairman – For Noting

Members are reminded to consult the Standing Orders regarding conduct at meetings. Member's attention is particularly drawn to Standing Order 1.

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 November 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.	21/05782/FUL	Removal of the existing 12.5m slim-line monopole supporting 3 no. antennas and 2 no. equipment cabinets and the installation of a replacement 20m slim-line monopole, supporting 6 no. new	Grass Verge Of West Lane Opposite Whin Knoll Avenue Keighley West Yorkshire

		antennas, 1 no. replacement equipment cabinet, and ancillary thereto including 3 no. Remote Radio Units (RRUs) and 1 no. relocated GPS module.	
2.	21/05781/FUL	Construction of six B1/B2 industrial units	Will Store Hallas House Royd Way Keighley West Yorkshire BD21 3LG
3.	21/05786/FUL	Two storey side extension on number 19 - to create new semi-detached property. Construction of two new semi-detached dwellings on the land to the other side of number 19	Coppergate 19 Braithwaite Road Keighley West Yorkshire BD22 6PY
4.	21/05788/FUL	Construction of a new-build dwelling	Raglan Street Keighley West Yorkshire BD22 6BE
5.	21/05832/LBC	Replace modern sash type window at the rear of the property with a full length, fixed frame window.	Ponden Hall Ponden Lane Stanbury Keighley West Yorkshire BD22 0HR
6.	21/05953/HOU	Two storey side extension incorporating hip to gable, loft conversion & double garage	25 Barley Cote Avenue Riddlesden Keighley West Yorkshire BD20 5QB
7.	21/05851/FUL	Construction of a new agricultural building on the site of an existing concrete silage bay	Farmhouse Moorlands Farm Upwood Lane East Morton Keighley West Yorkshire BD20 5TX
8.	21/05815/FUL	Construction of wind shelter (Retrospective)	Braithwaite Edge Quarry Black Hill Lane Keighley West Yorkshire BD22 6RA
9.	21/05719/FUL	Terraced structure for three new build houses in place of the existing plots 6, 7, and 8 to the previously approved scheme (19/04817/MAF).	Land Adj To Swine Lane And Mayville Avenue East Morton Keighley West Yorkshire
10.	21/05911/ADV	Installation of internally illuminated & non illuminated fascia signs, non illuminated wall mounted and replacement panel to existing totem sign.	Unit 5 Keighley Retail Park Hard Ings Road Keighley West Yorkshire BD21 3NJ
11.	21/05873/FUL	Formation of three residential units above existing ground floor unit. One of the three residential units already exists within the building. Internal changes to the ground floor unit and external changes to elevations including installation of flue. Formation	73 Bradford Road Riddlesden Keighley West Yorkshire BD21 4EZ

		of parking with external landscaping changes.	
12.	21/05764/VOC	Variation of condition 4 (hours of opening) of planning permission 10/04495/FUL to change the opening hours from current Monday to Saturday 9am - 11pm and Sunday 9am - 10pm to Monday to Saturday 11pm - 02am and Sunday 10pm - 2am	6 - 8 Cavendish Street Keighley West Yorkshire BD21 3RG
13.	21/02310/SUB02	Submission of details required by condition 4 (disposal of foul water for unit 2) required by planning application 21/02310/FUL	Far Dean Fields Cottage Scar Top Road Stanbury Keighley West Yorkshire BD22 0JP
14.	21/06036/HOU	Single storey side extension, loft conversion with front and rear dormers.	Harlow Hill Top Road Hainworth Keighley West Yorkshire BD21 5QN
15.	21/05993/FUL	Construction of storage unit (Class B8)	Vacant Land At Russell Street Keighley West Yorkshire
16.	21/05968/FUL	Construction of two storey storage building including mezzanine floor with new link walkway building connecting to existing building adjacent and new bridge link from 1st floor to adjacent higher level ground.	Parkwood Boiler Works Parkwood Street Keighley West Yorkshire BD21 4NW
17.	21/05618/FUL	New detached three storey dwelling in garden of existing dwelling. Conversion of existing dwelling garage to garden room and new replacement garage. New garden area and terrace over garage. New glazed doors to garden room and new raised sloping roof. Use of existing drive and access off Banks Lane for new dwelling and extended car turning area in front of new dwelling.	98 Banks Lane Riddlesden Keighley West Yorkshire BD20 5PQ
18.	21/05973/OUT	Outline application for residential development of land for one dwelling requesting consideration of access	Land To South West Of Laycock Village Hall Laycock Lane Laycock Keighley West Yorkshire BD22 0PH
19.	21/06083/HOU	Demolition of existing conservatory and garage, construction of a singlestorey rear extension, a new door opening and patio area.	Ferndeane High Fold Keighley West Yorkshire BD22 6NX

ii) Applications Granted

Application	Description	Location	Committee Response
21/03281/FUL	Construction of aluminium framed warehouse	Unit 2 Airedale Park Royd Ings Avenue Keighley West Yorkshire BD21 4DG	Keighley Town Council recommends approval.
21/03283/FUL	Conversion of existing residential accommodation into 5 bedroom HMO	10B Cavendish Street Keighley West Yorkshire BD21 3RG	Keighley Town Council recommends refusal due to a lack of appropriate parking.
21/03406/HOU	Two storey side and rear extension	246 Highfield Road Keighley West Yorkshire BD21 2RL	Keighley Town Council is concerned about the impact on the local amenity as outlined in the conservation officers report
21/03515/LBC	To replace double glazed leaded flush casements and fixed lights with 1 over 1 pattern sliding sash windows and flush casements and fixed lights all double glazed with no leading & reinstate stone mullion to front elevation & side elevation.	9 Leach Way Riddlesden Keighley West Yorkshire BD20 5DB	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	Two storey side and single storey rear extension	4 Clayton Rise Keighley West Yorkshire BD20 6JG	Keighley Town Council recommends approval.
21/03473/HOU	Alterations and construction of new front garage and first floor extensions	10 Highfield Close East Morton Keighley West Yorkshire BD20 5SG	Keighley Town Council recommends approval.
21/03600/HOU	Removal of existing bay window and canopy and construction of single storey extension to front.	23 Pasture Avenue Oakworth Keighley West Yorkshire BD22 7QF	Keighley Town Council recommends approval.
21/03606/HOU	Single storey rear extension and raised patio	45 Grange Road Riddlesden Keighley	Keighley Town Council recommends approval.

		West Yorkshire BD20 5AB	
21/03705/HOU	Proposed single storey rear extension and garage/store room and kerb to be dropped	3 Leach Crescent Riddlesden Keighley West Yorkshire BD20 5BW	Keighley Town Council recommends refusal based on the negative impact the development would have on the street scene.
21/03657/LBC	Replace existing external signage, remove letter box and infill the aperture with stonework to match. Various internal works including repairs, making good and decorating.	63 North Street Keighley West Yorkshire BD21 3SB	Keighley Town Council recommends approval.
21/03718/ADV	Replace the existing external signage to the front and side elevations, including new individual letter signage, new projecting sign & a new branch nameplates. Replacements of existing vinyl signage above entrance to new. Replacements of existing vinyl signage above ATM to new.	63 North Street Keighley West Yorkshire BD21 3SB	Keighley Town Council recommends approval.
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	Recommend approval and consultation with Planning Authorities tree arboriculturist to determine impact on nearby TPO tree
21/03487/HOU	Single storey side extension	382 Halifax Road Keighley West Yorkshire BD21 5HW	Keighley Town Council recommends approval.

iii) Applications Refused

Application	Description	Location	Committee Response
21/02903/HOU	Installation of metal boundary fence and gates	Hawkyard 4 Hollins Lane Keighley West Yorkshire BD20 6LT	Keighley Town Council recommends approval.
21/03492/HOU	Demolition of existing garage and replace with double-storey side extension	11 Springfield Gardens Keighley West Yorkshire BD20 6JU	Keighley Town Council recommends approval.
21/03171/REM	Reserved matters application requesting consideration of appearance, landscaping, layout and scale for residential development of 5no dwellings (pursuant to outline approval 17/04999/OUT)	Former Mortuary Skipton Road Keighley West Yorkshire	Keighley Town Council is concerned the proposed application is overdevelopment of the site
21/03662/HOU	Two storey side extension	43 Granby Drive Riddlesden Keighley West Yorkshire BD20 5AU	Keighley Town Council recommends approval.
21/03588/HOU	Single storey extension	102 Grange Crescent Riddlesden Keighley West Yorkshire BD20 5AJ	Keighley Town Council recommends approval.

iv) Applications Withdrawn

None.

v) Other Planning Matters

Planning Appeal

Notice of Appeal

Appeal by: B K Pitteea

Address: Land At The Croft Keighley West Yorkshire

Proposal: Residential development of four dwellings

Appeal Number: 21/00136/APPFL2

Inspectorate Reference Number: APP/W4705/W/21/3286686

Start Date: 17.11.2021

7. Delegation of comments on Planning Applications

Application	Description	Location	Committee Response
21/05566/HOU	Dormer windows to front and rear	142 Devonshire Street Keighley West Yorkshire BD21 2QJ	Keighley Town Council has no objection to the

			application and recommends approval
21/05571/FUL	Installation of 2.4m high galvanised steel 'W' section pallisade fencing to form enclosure against rear wall of outside forecourt area (finished compound 20m x 13m) and one 5m double leaf gate in one of the 13 metre runs to match the fencing	Prospect Works South Street Keighley West Yorkshire BD21 1DB	Keighley Town Council has no objection to the application and recommends approval
21/05580/FUL	Redesign of roof, addition of windows, change rear bedroom windows to double doors with Juliet balconies, re sizing & re positioning of windows to plot 1.	Farfield Morton Lane East Morton Keighley West Yorkshire BD20 5RP	Keighley Town Council has no objection to the application and recommends approval
21/05602/FUL	Construction of agricultural building	Land At Back Lane Laycock Keighley West Yorkshire	Keighley Town Council has no objection – however concerns were raised about there not being enough room and that there may be a possible problem with access for building work but a precedent has been set by next door.
21/05424/HOU	Two Storey rear extension and associated external works	23 Scott Lane West Riddlesden Keighley West Yorkshire BD20 5BX	Keighley Town Council has no objection – however a concern was raised that there may not be enough room
21/05483/HOU	Wooden shed in existing parking area	Ponden Hall Ponden Lane Stanbury Keighley West Yorkshire BD22 0HR	Keighley Town Council has no objection to the application and recommends approval
21/05549/HOU	Replacement of existing conservatory with single storey rear garden room extension	6 Green Head Avenue Keighley West Yorkshire BD20 6EY	Keighley Town Council has no objection to the application and

			recommends approval
21/05710/VOC	Variation of condition 1 of planning permission 20/02605/VOC to replace approved plans with revised plans showing changes to the design and layout of dwellings on plots 3 and 4	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 approval
21/05766/HOU	Conservatory to front	11 Wheathead Drive Keighley West Yorkshire BD22 6LH	Keighley Town Council has no objection to the application and recommends approval
21/05701/HOU	Conversion of garage to create a bedroom, alterations to existing door and window openings.	The Bungalow Calton Road Thwaites Brow Keighley West Yorkshire BD21 4UT	Keighley Town Council has no objection to the application and recommends approval
21/05732/HOU	New decking to rear garden	4 Badgerstone Close East Morton Keighley West Yorkshire BD20 5JD	Keighley Town Council has no objection to the application and recommends approval
21/05735/HOU	Two storey side extension to an end terrace cottage and reformation of existing landscaping.	2 Barley Cote Cottages Barley Cote Road Riddlesden Keighley West Yorkshire BD20 5PY	Keighley Town Council has no objection but concern raised about vision restricted when exiting Barley Cote Road. Would request a Highways Report.
21/05744/HOU	Demolition of existing garage and erection of double-storey side extension	11 Springfield Gardens Keighley West Yorkshire BD20 6JU	Keighley Town Council has concerns about this application out of keeping, domineering, wrong materials. Has been refused by BMDC previously.
21/05180/FUL	New Rooflight for Fire Safety and change of use of land to garden	High Barn High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX	Keighley Town Council has no objection to the application and recommends approval

21/05771/HOU	Single storey extension to side and rear	86 Marlborough Street Keighley West Yorkshire BD21 3HU	Keighley Town Council has no objection – however concern was raised that there may not be enough room
21/05635/HOU	Single storey rear extension	271 Fell Lane Keighley West Yorkshire BD22 6DE	Keighley Town Council has no objection to the application and recommends approval
21/05638/HOU	Construction of single storey side extension	101 Florist Street Keighley West Yorkshire BD21 4EN	Keighley Town Council has no objection – however concern was raised that it would set a precedent as there are no other side extensions on the street

8. Pre-Application Consultation – For Decision

None.

9. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 11 January 2022 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.