



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
16 November 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 **23 November 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 9 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.	21/05355/FUL	Replacement of existing perimeter fencing with 2.4M high paladin fencing to both school blocks at Parkwood Primary School.	Parkwood Primary School Parkwood Street Keighley West Yorkshire BD21 4QH
2.	21/04505/HOU	Proposed front dormer and raise roof level. Rear dormers to be developed	4 & 6 Avondale Keighley West Yorkshire BD20 6HZ

		under permitted development.	
3.	21/05567/PNH	Construction of single storey rear extension of the following dimensions: Depth of proposed extension from rear wall of original dwelling house: 6.00m Maximum height of proposed extension: 4.00m Height to eaves of proposed extension: 3.00m	40 Prospect Mount Keighley West Yorkshire BD22 6LS
4.	21/05438/LBC	Replacement timber windows to match existing section sizes	Manor Farm House 8 High Fold Lane Keighley West Yorkshire BD20 6ES
5.	21/05409/MAF	Demolition of existing building and redevelopment of site to provide new fire station with associated access, landscaping, and parking	Keighley Fire Station Bradford Road Keighley West Yorkshire BD21 4BW
6.	21/05474/HOU	front and rear dormer windows	27 Midland Terrace Keighley West Yorkshire BD21 3BP
7.	21/05460/FUL	First floor rear extension to existing religious madrassa along with exterior alterations	Shop 29 - 33 Highfield Lane Keighley West Yorkshire
8.	21/05468/HOU	Convert existing integral garage into habitable living space, construction of first floor extension above with new roof.	2 Spring Gardens Mount Keighley West Yorkshire BD20 6LJ
9.	21/05551/HOU	Remove/fill in existing window and create new window opening to first floor	9 High Fold East Morton Keighley West Yorkshire BD20 5TH
10.	21/05598/HOU	Single storey rear extension	6 Providence Row Lakeside East Morton Keighley West Yorkshire BD20 5UD
11.	21/05561/HOU	Two/single storey side and rear extension	40 Prospect Mount Keighley West Yorkshire BD22 6LS
12.	21/05565/HOU	Two storey extension to side and rear	4 High Spring Gardens Lane Keighley West Yorkshire BD20 6JT

ii) Applications Granted

Application	Description	Location	Committee Response
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

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
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
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
21/03306/HOU	Single storey wrap around extension	27 Staincliffe Drive Keighley West Yorkshire BD22 6FF	Keighley Town Council recommends refusal as the proposed application is overdevelopment of the site.
21/03317/HOU	Single storey side extension and detached garage	7 Westburn Way Keighley West Yorkshire BD22 6LJ	Keighley Town Council recommends approval.
21/03273/HOU	Two storey side extension to existing dwelling	Glen Ghyll Dawson Road Keighley West Yorkshire BD21 5PH	Keighley Town Council recommends approval.
21/03165/CLP	Building use to accommodate two children's residential home and provide BPP Hub - office, admin and training facilities for staff	"Holmewood Residential Home Fell Lane Keighley West Yorkshire BD22	Keighley Town Council recommends approval.
21/03314/HOU	Single storey rear extension	88 Church Street Colne Road Oakworth Keighley West Yorkshire BD22 7PP	Keighley Town Council recommends approval.
21/03347/HOU	Retrospective planning resubmission for alterations to the part erection of a closed boarded timber boundary fence and	1 Low Fell Close Keighley West Yorkshire BD22 6ER	Keighley Town Council recommends the application is referred to planners for clarification if any covenants requiring

	brick paviour driveway		open plan frontages are in place.
21/03062/FUL	New steel portal framed building on vacant land to accommodate mechanical engineering workshop and MOT station (B2 use class). Also to include the resurfacing and inclusion of additional car parking area to accompany.	"Former CJ Metal Recycling Limited Workshop North Brook Works	Keighley Town Council recommends approval subject to the necessary surveys be undertaken to determine the levels of contamination in the land.

iii) Applications Refused

Application	Description	Location	Committee Response
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

iv) Applications Withdrawn

Application	Description	Location	Committee Response
21/03188/HOU	Single storey outbuilding including scheme of tree planting, (Resubmission of 20/00384/HOU).	Holme Royd Woodville Road Keighley West Yorkshire BD20 6JA	Keighley Town Council recommends refusal as the proposed application is not in keeping with the conservation area.

v) Other Planning Matters

Area Planning Panel

a. Application Number: 21/04361/HOU

Demolition of conservatory and construction of two-storey rear extension at 12 Grange Grove Riddlesden Keighley West Yorkshire BD20 5AQ.

b. Application Number: 21/03790/HOU

Demolition of conservatory, construction of front porch, first floor front, single storey side, and single storey rear extensions at 25 Branshaw Grove Keighley West Yorkshire BD22 6NH

7. Delegation of comments on Planning Applications

None.

8. Pre-Application Consultation – For Decision

a. Proposed 5G Telecommunications Installation for H3G UK

Site Name/Address:

Thwaites Bridge Streetworks, Keighley, Riddlesden, Bradford, West Yorkshire, BD21 4LJ

NGR: E: 407455 N: 441477

Type of Installation: Proposed 16.0m Phase 8 monopole c/w wraparound cabinet at base and associated ancillary works.

9. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 14 December 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.