



## KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney  
Town Clerk to the Town Council  
18 January 2022

Email: [townclerk@keighley.gov.uk](mailto: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 **Tuesday 25 January 2022 at 6pm.**

Mr. Joe Cooney  
Town Clerk

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### **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.

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### **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 11 January 2022.

*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.	21/04622/MAO	Outline planning with all matters reserved for the erection of a skip waste sorting/recycling facility and B8 storage units (DESCRIPTION CHANGED, REVISED DETAILS SUBMITTED)	Devonshire Mill West Lane Keighley West Yorkshire BD21 2LP

2.	22/00034/HOU	Proposed first floor and rear extensions	21 Broadlands Keighley West Yorkshire BD20 6HX
3.	21/06230/FUL	Construction of new detached dwelling with parking and access	Land To Rear Of 14 Wood View Keighley Road Oakworth Keighley West Yorkshire
4.	22/00079/HOU	Single storey side extension	14 Primrose Street Keighley West Yorkshire BD21 4NN
5.	21/06353/FUL	Installation of 2.4m high Palladin fence to school perimeter	The Holy Family Catholic School Spring Gardens Lane Keighley West Yorkshire BD20 6LH
6.	21/06339/FUL	Creation of first floor in existing garage to create granny annex with new windows, doors and stairs	High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX
7.	22/00028/FUL	Installation of shutters to the existing shop front	16 Cooke Street Keighley West Yorkshire BD21 3NN
8.	22/00129/HOU	Conversion of loft into bedroom and en-suite bathroom, to include rooflights and a new window	Bank House Banks Lane Riddlesden Keighley West Yorkshire BD20 5DN
9.	22/00020/FUL	Change of Use from C3 to HMO Sui Generis up to 10 persons, insertion of new rear bi-fold doors, windows and new rooflight to the roof	83 Devonshire Street Keighley West Yorkshire BD21 2BJ
10.	22/00064/FUL	Change of use from existing A3(E(b)) to an A4 (Micro Pub) - (sui generis)	61 Church Street Keighley West Yorkshire BD21 5HT
11.	21/06389/FUL	Change of use to an existing storage unit (B8 Use Class) into 6 no. dark kitchen units (Sui Generis) with external alterations to provide access to the basement and ground floor levels and formation of ventilation flues	Former Storage Unit Russell Street Keighley West Yorkshire BD21 2JP
12.	21/06317/FUL	Construction of 4-bedroom single dwelling	Land Adjacent 15 River Street Keighley West Yorkshire
13.	22/00038/FUL	Conversion of lower ground floor into 2-bedroom flat, excavation and alterations to bay window, new front stairwell, new bi-fold doors and windows to rear, new skylight, green roof and planter to rear terrace	83 Devonshire Street Keighley West Yorkshire BD21 2BJ
14.	22/00070/FUL	Construction of dwelling and kerb to be dropped.	Adj. To 45 Drewry Road Keighley West Yorkshire BD21 2PT
15.	22/00053/FUL	Demolition of of existing sheep shed and store and	Westfield Farm Tim Lane Oakworth Keighley West Yorkshire BD22 7SA

	conversion and extension of barn to form dwelling
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ii) Applications Granted

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee Response</b>
21/03105/FUL	Demolition of existing buildings and construction of new industrial unit	Station Works Parkwood Street Keighley West Yorkshire	Keighley Town Council has no objection to this application and recommends approval
21/04022/ADV	Installation of a 55" digital screen (internally suspended, outward facing) behind window on North Street elevation.	63 North Street Keighley West Yorkshire BD21 3SB	Keighley Town Council has no objection to this application and recommends approval
21/03986/HOU	Two storey side extension and single storey rear extension	16 Cherry Tree Rise Long Lee Keighley West Yorkshire BD21 4RY	Keighley Town Council has no objection to this application and recommends approval
21/04069/HOU	Replacement windows	30 Oldfield Lane Oldfield Keighley West Yorkshire BD22 0HZ	Keighley Town Council has no objection to the application and recommends approval.
21/04133/HOU	Proposed single storey side extension for disabled person	45 Cliffe Street Keighley West Yorkshire BD21 2ES	Keighley Town Council has no objection to the application and recommends approval.
21/04144/FUL	Removal of the existing 12.5m slim-line column supporting 3 no. antennas, 1 no. electric meter cabinet and 1 no. equipment cabinet and the installation of a replacement 17.5m monopole, with open headframe, supporting 6 no.	Electricity Sub Station 1334 Altar Road Spur Harden Road Long Lee Keighley West Yorkshire	Keighley Town Council noted the application

	antennas, the installation of 1 no. replacement electric meter cabinet and ancillary development thereto including 15 no. Ericsson Radio Systems (ERS's),		
21/04190/HOU	Single storey rear extension to form dining room	32 Ashbourne Road Keighley West Yorkshire BD21 1LB	Keighley Town Council has no objection to the application and recommends approval.
21/04094/HOU	Proposed front and rear dormer windows	13 Drake Street Keighley West Yorkshire BD21 3AY	Keighley Town Council has no objection to the application and recommends approval.
21/04277/HOU	Construction of single storey extension to rear and side (wrap round) and two storey to rear.	51 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QU	Keighley Town Council has no objection to the application and recommends approval.
21/04138/HOU	Proposed two storey rear/single storey side extension and front porch	23 Whin Knoll Avenue Keighley West Yorkshire BD21 2HY	Keighley Town Council has no objection to the application and recommends approval.
21/02748/FUL	Conversion of house into 2no flats	29 Bradford Road Riddlesden Keighley West Yorkshire BD21 4ET	Keighley Town Council has no objection to the application and recommends approval.
21/04214/FUL	Installation of Amazon collection locker on concrete base and 2no. Antiram bollards (Retrospective)	Co Op Food Store 125 Broomhill Avenue Keighley West Yorkshire BD21 1LW	Keighley Town Council has no objection to the application and recommends approval.
21/04313/HOU	Two storey side extension	25 Windsor Crescent Oakworth Keighley West Yorkshire BD22 7PQ	Refer back to Planning Officers as concerned about vehicle access to/from the front of

			the property and the proximity of street lighting column.
21/04336/HOU	Two storey rear extension and front and rear dormer windows (loft extension) resubmission	6 Hospital Road Riddlesden Keighley West Yorkshire BD20 5EP	Keighley Town Council recommend refusal as the application is an overdevelopment of the site.
21/04335/HOU	Front and rear dormer windows	112 Marlborough Street Keighley West Yorkshire BD21 3HU	Keighley Town Council has no objection to the application and recommends approval.

iii) Applications Refused

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee Response</b>
21/04057/VOC	Variation of condition 14 of planning permission 06/02132/FUL: to increase hours of operation/trading hours to 7.00am to 6.00pm Mondays to Fridays and from 7.00am to 4.00pm on Saturdays and 8.00am to 4.00pm on Sundays and Bank Holidays	Jewsons Royd Ings Avenue Keighley West Yorkshire BD21 4BZ	Keighley Town Council noted the application
21/04189/HOU	Portal framed garage/outbuilding to replace existing shipping containers	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.

iv) Applications Withdrawn

None.

v) Other Planning Matters

a. Area Planning Panel  
20/05578/FUL

Construction of an industrial unit to be used as a steel fabricating workshop at Land To The West Of Low Mill The Old Cotton Mill Gresley Road Keighley West Yorkshire.

b. Area Planning Panel  
20/05579/LBC

Addition of an industrial unit for use as a steel fabricating workshop over the former waterways and sluices associated with the adjacent Grade II\* listed Low Mill at Land To The West Of Low Mill The Old Cotton Mill Gresley Road Keighley West Yorkshire.

#### **7. Delegation of comments on Planning Applications**

None.

#### **8. Pre-Application Consultation – For Decision**

None.

#### **9. Date & Time of Next meeting**

Councillors agree the next meeting will be held on Tuesday 8 February 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](mailto: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 11 January 2022.

**Present:** Councillor Wood  
Councillor Abberton  
Councillor Akhtar  
Councillor Clark  
Councillor Maunsell – Ex Officio

**Also Present:** Joe Cooney, Town Clerk

### 0120/2021 (P) Apologies for absence

Cllr M Shaw  
Cllr Walker  
Cllr Hussain  
Cllr Corkindale

**RESOLVED** to accept and record the above apologies

### 0121/2021 (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.

### 0122/2021 (P) Public Question Time

None.

### 0123/2021 (P) Minutes

**RESOLVED** to confirm the minutes of the meeting held on Tuesday 14 December 2021 be confirmed as a true record of the proceedings and signed by the Chair.

### 0124/2021 (P) Planning Applications

#### i) New Applications

Application No	Comment
21/05008/FUL	Recommend refusal based on the concerns raised by the Housing Standards Officer regarding the size and number of rooms in the proposed HMO.
21/06332/HOU	Recommend refusal based on the unsuitable access to the site and the impact of construction traffic on Occupational Lane
21/06347/HOU	Keighley Town Council recommends approval



21/06372/HOU	Keighley Town Council recommends approval
21/06271/HOU	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**

Councillors noted the following applications.

None.

**iv) Applications Withdrawn**

None.

**v) Other Planning Matters**

Appeal by: Mr Lee Ingham

Address: Moss Carr Farm Moss Carr Road Long Lee Keighley West Yorkshire BD21 4SD

Proposal: Portal framed garage/outbuilding to replace existing shipping containers

Appeal Number: 21/00149/APP/HOU

Inspectorate Reference Number: APP/W4705/W/21/3288404

Start Date: 13.12.2021

**RESOLVED** Noted

**0125/2021 (P) Delegated Decisions**

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Response</b>
21/06071/FUL	Demolish existing bungalow and form a new dwelling on the original footprint	63 Grange Road Riddlesden Keighley West Yorkshire BD20 5AB	No Objection
21/06100/HOU	Side extension to existing garage, including new roof with ridge height not to exceed existing.	The Cottage High Hob Cote Farm Hob Cote Lane Oakworth Keighley West Yorkshire BD22 0RW	No Objection
21/06123/FUL	Demolition of an existing care home and construction of 5 No. dwellings with associated parking and landscaping.	Riddlesden Rest Home Carr Lane Riddlesden Keighley West Yorkshire BD20 5HP	No Objection
21/06204/HOU	Demolition of partly unauthorised retaining structures and raised patio; and	141 Wheathead Lane Keighley West Yorkshire BD22 6NL	No Objection

	construction of new retaining structures and raised patio.		
21/06130/FUL	Steel frame unit to existing builders yard	The Old Stone Yard Alkincote Street Keighley West Yorkshire BD21 5JT	
21/05395/FUL	The request is made on a repair and conservation basis, to replace on a like for like basis, in respect of both style and colour scheme at both the front and rear of the building, the items listed below which are currently softwood and where we are looking to replace with modern man made material. 1) Windows. 2) Board to which the gutters are attached. 3) Decorative fascia attached to the facade of the four communal areas (old loading towers). 4) French Windows (Photos attached of each element). Full background to application detailed in document attached titled "Stepping Stones Planning Application Overview"	7 To 21 Stepping Stones East Morton Keighley West Yorkshire BD20 5UG	No Objection
21/06223/HOU	Single storey front and part double storey rear extensions	11 Sefton Place Keighley West Yorkshire BD21 3BD	No Objection
21/06200/HOU	Proposed loft conversion with dormer windows	51 Grange Crescent Riddlesden Keighley West Yorkshire BD20 5AH	No Objection
21/06233/HOU	Proposed rear and side extensions with pitched roof	71 Bracken Bank Avenue Keighley West Yorkshire BD22 7AF	No Objection

21/06234/HOU	Construction of single storey rear extension and first floor side extension	165 Wheathead Lane Keighley West Yorkshire BD22 6NB	No Objection
21/06070/OUT	Outline application for residential development of land requesting consideration of scale and access	Land At Grid Ref 405914 442585 Eelholme View Street Keighley West Yorkshire	Keighley Town Council has no objection in principle to the development but is concerned about the proximity of development to the rear of properties on Elsie Street and the possible negative impact on those properties.
21/06296/HOU	Single storey side extension	2 Elm Crescent East Morton Keighley West Yorkshire BD20 5SL	No Objection
21/06295/OUT	Outline application for single dwelling for an agricultural worker requesting consideration of access	Coppy Hill Farm Tarn Lane Laycock Keighley West Yorkshire BD20 6FU	No Objection

**0126/2021 (P) Pre-planning Consultation**

None.

**0127/2021 (AL) Date of Next Meeting**

**RESOLVED** to note the date of the next scheduled meeting of this Committee will be held on Tuesday 8 February 2022 at 6.00pm.

**Signed** ..... **Date** .....  
**Chair**

APPAR

**Keighley Parish Town Council  
Keighley Town Council  
Keighley Civic Centre  
North Street  
Keighley  
BD21 3RZ**

## **Department of Place**

### **Planning, Transportation and Highways Development Services**

District Team  
Britannia House, Hall Ings  
Bradford, BD1 1HX

Contact: Andrew Moxon  
Tel: (01274) 434605  
E-Mail: [andrew.moxon@bradford.gov.uk](mailto:andrew.moxon@bradford.gov.uk)  
Ward: Keighley Central (ward 15)

**Application Number:** 20/05578/FUL

14 January 2022

Dear Christine Eastbury

### **Area Planning Panel**

#### **Construction of an industrial unit to be used as a steel fabricating workshop at Land To The West Of Low Mill The Old Cotton Mill Gresley Road Keighley West Yorkshire**

I write to let you know that the above planning application is to be discussed at the next meeting of the Keighley and Shipley Planning Panel to be held on 26 January 2022 at City Hall Bradford at 10.00am .

Given the restrictions on room capacity due to the on-going pandemic, anyone wishing to speak to any of the business items on the agenda either as a Ward Councillor, applicant/agent, in support of or objecting to an application, must register to speak by emailing the Governance Officer [farzana.mughal@bradford.gov.uk](mailto:farzana.mughal@bradford.gov.uk) 48 hours in advance of the meeting, **providing a contact email address and telephone number**, together with the application details and explaining who will be speaking and in what capacity. You will then be advised on how you can participate in the meeting. Please note that any representations will be allowed 5 minutes only and this will have to be shared if there are two or more speakers.

**Access to the meeting cannot be guaranteed if those wishing to attend do not register as the council must comply with the covid regulations and guidance**

The agenda is published five working days before the meeting and is normally available to view on the Council's website soon after at [www.bradford.gov.uk/minutes](http://www.bradford.gov.uk/minutes) and click on "Committees". Please note the agenda can change, for further information and updates please check the Council's website.

Any representations and consultation responses received in relation to the current application are available to view on the Council's online planning system at [www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning) and click on "View Planning Applications".

If you require any further details about how the Planning Panel is organised, please contact Farzana Mughal on 07811 504164. However, if you have any queries about the application itself please contact me on the above number.

If you have requested that the application be determined by Planning Panel, please can you send a representative to present the views of your Council.

Yours faithfully

**Andrew Moxon**  
**Planning Officer**

APPAR

**Keighley Parish Town Council  
Keighley Town Council  
Keighley Civic Centre  
North Street  
Keighley  
BD21 3RZ**

## **Department of Place**

### **Planning, Transportation and Highways Development Services**

District Team  
Britannia House, Hall Ings  
Bradford, BD1 1HX

Contact: Andrew Moxon  
Tel: (01274) 434605  
E-Mail: [andrew.moxon@bradford.gov.uk](mailto:andrew.moxon@bradford.gov.uk)  
Ward: Keighley Central (ward 15)

**Application Number:** 20/05579/LBC

14 January 2022

Dear Christine Eastbury

### **Area Planning Panel**

#### **Addition of an industrial unit for use as a steel fabricating workshop over the former waterways and sluices associated with the adjacent Grade II\* listed Low Mill at Land To The West Of Low Mill The Old Cotton Mill Gresley Road Keighley West Yorkshire**

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Yours faithfully

**Andrew Moxon**  
**Planning Officer**