



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
1 February 2022

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 **Tuesday 8 February 2022 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	Cllr. C Graham
Cllr. M Dowse	Mayor/Deputy Mayor – Ex- Officio
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 25 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.	22/00189/HOU	Extend an existing bungalow and form a new basement, rear extension, first and second floor with balcony elements.	63 Grange Road Riddlesden Keighley West Yorkshire BD20 5AB
2.	21/06367/FUL	New enclosed ball games area	Low Fold Children And Family Centre/Oastlers Keighley 92 Exley

			Road Keighley West Yorkshire BD21 1LT
3.	22/00252/HOU	Proposed double story side extension with single story garage	30 Bracken Road Keighley West Yorkshire BD22 7DF
4.	22/00257/HOU	Conversion of existing garage and extension to rear to form additional living space	Turnshaw Farm Hob Cote Lane Oakworth Keighley West Yorkshire BD22 0RZ
5.	22/00260/HOU	Proposed detached private garage and formation of new vehicular access, drive and dropped kerb	Whirloes Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU
6.	22/00111/FUL	Retrospective planning for alterations to windows to an existing planning approval 20/03408/FUL	Shahjalal Jami Masjid And Jamia Quraniah 25 Temple Street Keighley West Yorkshire BD21 2AD
7.	22/00245/HOU	Proposed first floor extension to existing under construction garage as home office	38 Chapel Lane Laycock Keighley West Yorkshire BD22 0PG
8.	22/00250/HOU	Loft conversion with front and rear dormer windows	87 Florist Street Keighley West Yorkshire BD21 4EN
9.	22/00130/LBC	Conversion of loft into bedroom and en-suite bathroom. to include rooflights and new window	Bank House Banks Lane Riddlesden Keighley West Yorkshire BD20 5DN
10.	22/00268/ADV	A double sided freestanding 48 sheet sized digital LED advertising unit mounted on a single pole	Land At Keighley Cricket Club Hard Ings Road Keighley West Yorkshire BD21 3NB
11.	22/00232/FUL	Conversion and extension to form an additional storey and adaptation of an existing apartment to allow the formation of 3 no. additional apartments.	95 - 97 East Parade Keighley West Yorkshire

ii) Applications Granted

Application	Description	Location	Committee Response
21/04361/HOU	Proposed first floor rear extension	12 Grange Grove Riddlesden Keighley West Yorkshire BD20 5AQ	Keighley Town Council has no objection to the application and recommends approval.
21/04357/HOU	Proposed rear dormer	33 Victoria Park View Keighley West Yorkshire BD21 3HN	Keighley Town Council has no objection to the application and

			recommends approval.
21/04344/HOU	Alterations to existing conservatory. Remove existing roof and replace for flat roof construction with orangery style roof lantern, block up side elevation to match existing dwelling, and replace remaining elevations with bifold doors (see drawings).	41 Berrington Way Oakworth Keighley West Yorkshire BD22 7SQ	Keighley Town Council has no objection to the application and recommends approval.
21/04394/FUL	Replacement shopfront and splitting of ground floor retail area (Change of use to a mixed use comprising two self-contained flats at 1st and 2nd floors considered under 21/04366/PN3G)	124 - 126 South Street Keighley West Yorkshire BD21 1EN	Keighley Town Council has no objection to the application and recommends approval.
21/04232/HOU	Two storey rear extension	4 Moorside Cottages Ilkley Road Riddlesden Keighley West Yorkshire BD20 5RQ	Keighley Town Council has no objection to the application and recommends approval.
21/04439/HOU	Two storey side extension and replacement detached garage.	8 Spring Mount Long Lee Keighley West Yorkshire BD21 4UE	Keighley Town Council has no objection to the application and recommends approval.
21/04487/HOU	double story side extension above the existing garage	13 Moorfield Drive Oakworth Keighley West Yorkshire BD22 7EX	Keighley Town Council has no objection to the application and recommends approval.
21/04497/FUL	Conversion of barn to form one dwelling	Barn Higher Scholes Scholes Lane Oakworth Keighley West Yorkshire BD22 0RP	Keighley Town Council has no objection to the application and recommends approval.

21/04526/ADV	Replace 3 x fascia signage, 2 x projecting sign and 1x ATM vinyl sign with new specs, replace 1x vinyl above entrance with new, remove receipt bin and make good, remove vinyl above letter box and make good	63 North Street Keighley West Yorkshire BD21 3SB	Keighley Town Council has no objection to the application and recommends approval.
21/03933/HOU	Dormer to front	415 Bradford Road Sandbeds Keighley West Yorkshire BD20 5NH	Keighley Town Council recommends refusal based on the proposed design of the application. The loss of the hip roof and the creation of a gable end will have a negative impact on the overall street scene.
21/04594/HOU	Single storey rear extension	7 Winterburn Street Keighley West Yorkshire BD21 3BW	Keighley Town Council has no objection to the application and recommends approval.
21/04641/HOU	Enlarge existing rear extension	96 Highfield Lane Keighley West Yorkshire BD21 2HA	Keighley Town Council has no objection to the application and recommends approval.
21/04625/HOU	Replacement lean to structure to the rear. Formation of single flat roof dormer to rear and single dormer to front elevation along with internal alterations.	Wyngarth Park Lane Keighley West Yorkshire BD21 4QY	Keighley Town Council has no objection to the application and recommends approval.
21/04691/HOU	Two storey side extension to domestic property.	101 Broomhill Avenue Keighley West Yorkshire BD21 1LP	Keighley Town Council has no objection to the application and recommends approval.

iii) Applications Refused

Application	Description	Location	Committee Response
21/04425/VOC	Variation of Condition 5 (opening hours) of permission 20/03648/FUL to allow opening 12:00 (midday) - 03:00am Monday to Sunday and Bank Holidays	61 Worth Way Keighley West Yorkshire BD21 5AJ	Noted but concerned about the requested opening hours
21/04434/HOU	Conservatory to front	11 Wheathead Drive Keighley West Yorkshire BD22 6LH	Keighley Town Council has no objection to the application and recommends approval.
21/04445/FUL	Installation of 2.4m high palisade fence to the perimeter of the school site	The Holy Family Catholic School Spring Gardens Lane Keighley West Yorkshire BD20 6LH	Keighley Town Council has no objection in principal to the application but does have concerns regarding the design and material proposed for the boundary along Spring Garden Lane. The council believes the use of Palisade fencing isn't appropriate in the conservation area.
21/04465/HOU	Remodel of existing patio area. Including: Replacement and extension of existing balcony, relocation and alteration of existing lower patio area with additional pergola.	52 Moor Drive Oakworth Keighley West Yorkshire BD22 7RF	Keighley Town Council has no objection to the application and recommends approval.

iv) Applications Withdrawn

Application	Description	Location	Committee Response
21/04266/FUL	Change of use of existing C3 Dwellinghouse to Sui	153 Skipton Road Keighley West Yorkshire BD21 3BG	Keighley Town Council has no objection to the application and

	Generis (9-bedroom HMO)		recommends approval.
21/04606/FUL	Installation of new shop fronts, louvres and accessible ramps	Hanover House 49 Low Street Keighley West Yorkshire BD21 3PU	Keighley Town Council has no objection to the application and recommends approval.

v) Other Planning Matters

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 22 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

Late apologies should be made by phone to the senior officer scheduled to attend.