



## KEIGHLEY TOWN COUNCIL

Minutes of the Planning (P) Committee held remotely on Tuesday 13 April 2021 at 6.00pm

**Present:**

Councillor Walker – Chairman  
Councillor Abberton  
Councillor Ahmed  
Councillor Bernardini  
Councillor Dowse  
Councillor Wood  
Councillor Adams – Ex Officio

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

**0172/2020 (P) Welcome & Introduction**

The Chairman reminded members of the arrangements for virtual meetings.

**0173/2020 (P) Apologies for absence**

Cllr Akhtar  
Cllr M Shaw

**RESOLVED** to record and accept the apologies from the above Councillors.

**0174/2020 (P) Declarations of Interest**

None.

**0175/2020 (P) Public Question Time**

None.

**0176/2020 (P) Minutes**

**RESOLVED** to confirm the minutes of the meeting held on Tuesday 23 March 2021 be confirmed as a true record of the proceedings and signed by the Chair.

**0177/2020 (P) Planning Applications**

**i) New Applications**

Application No	Comment
21/01367/HOU	Keighley Town Council has no objection to the application and recommends for approval.

21/01476/HOU	Keighley Town Council has no objection to the application and recommends for approval.
21/01379/HOU	Keighley Town Council has no objection to the application and recommends for approval.
21/01478/HOU	Keighley Town Council has no objection to the application and recommends for approval.
21/00874/FUL	Keighley Town Council has no objection to the application and recommends for approval.
21/00574/FUL	Keighley Town Council has no objection to the application and recommends for approval.
21/01500/HOU	Keighley Town Council has no objection to the application and recommends for approval.

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

**ii) Applications Granted**

Councillors noted the following applications.

No.	Application	Description	Location	Committee Response
1.	20/05342/HOU	Increase in roof height, front and rear dormer extensions and first floor rear extension	214 Bradford Road Riddlesden Keighley West Yorkshire BD20 5JT	Recommend refusal based on the application would be significant departure from the current street scene. The application has also failed to provide the necessary bat survey
2.	20/05075/FUL	Additional use to accommodate the sale and consumption of hot food on the premises (A5/Sui Generis) to the current use of snooker hall (D2/Sui Generis) & proposed smoking shelter in front carpark	12 Russell Street Keighley West Yorkshire BD21 2JP	Keighley Town Council has no objection to the application and recommends for approval.
3.	21/00256/ADV	New image signage comprising 1 x fascia, 1 x projecting sign, 1 x opening hours panel, 1 x FSCS vinyl, window manifestations - frosted & full colour vinyl, 2 x ATM header, 1	Yorkshire Bank PLC 73 North Street Keighley West Yorkshire	Keighley Town Council Recommend refusal as the proposal isn't in keeping with the street scene

		x letter box surround, 1 x parking sign		
4.	21/00299/HOU	Double-storey extension to the rear of the property with internal alterations as illustrated on the application plans	4 Middle Hob Cote Cottages Hob Cote Lane Oakworth Keighley West Yorkshire BD22 0RW	Keighley Town Council has no objection to the application and recommends for approval.
5.	21/00368/HOU	Hip to gable roof extension with roof lights and single storey extension to rear.	34 Broadlands Keighley West Yorkshire BD20 6HX	Keighley Town Council has no objection to the application and recommends for approval.
6.	21/00364/FUL	Change of use of existing cricket pavillion to a residential dwelling with construction of extension to side and associated access and landscaping	St Johns Cricket Club Street Lane East Morton Keighley West Yorkshire BD20 5SE	Keighley Town Council has no objection to the application and recommends for approval.
7.	21/00475/HOU	Single storey side extension	42 Kelburn Grove Oakworth Keighley West Yorkshire BD22 7SJ	Keighley Town Council has no objection to the application and recommends for approval.
8.	21/00528/HOU	Demolition of ex - conservatory and replace with 2 storey side extension.	Do Ric Providence Lane Oakworth Keighley West Yorkshire BD22 7QY	Keighley Town Council recommend refusal as it is an overdevelopment of the site
9.	21/00376/FUL	Construction of storage unit	Worth Valley Works Parkwood Street Keighley West Yorkshire BD21 4PU	Keighley Town Council has no objection to the application and recommends for approval.
10.	21/00530/ADV	2no internally illuminated 'Evans Cycles' fascia signs to the front (Cavendish St) Elevation and 1no to the rear elevation. 7no fret cut white	53 Cavendish Street Keighley West Yorkshire BD21 3RB	Keighley Town Council has no objection to the application and recommends for approval.

		acrylic signs on locators to the front (Cavendish St) elevation fascia.		
11.	21/00559/HOU	A steel framed garden room	8 Moss Carr Terrace Calton Road Thwaites Brow Keighley West Yorkshire BD21 4UU	Keighley Town Council has no objection to the application and recommends for approval.

**RESOLVED** Noted

**iii) Applications Refused**

No.	Application	Description	Location	Committee Response
1.	21/00022/FUL	Conversion of existing single dwelling into 5 flats	10B Cavendish Street Keighley West Yorkshire BD21 3RG	Keighley Town Council Members recommend the application is deferred until a full fire risk assessment is undertaken

**RESOLVED** Noted

**iv) Applications Withdrawn**

No.	Application	Description	Location	Committee Response
1.	20/05509/FUL	Installation of 3m high steel palisade fence to the side of the road running adjacent to the development land	Becks Mill Becks Road Keighley West Yorkshire BD21 1SD	Keighley Town Council has no objection and recommends for approval
2.	20/04898/CLP	Installation of solar panels	7 Laurel Crescent Highfield Keighley BD21 2HN	Keighley Town Council has no objection to the application and recommends for approval.

**RESOLVED** Noted

**v) Other Planning Matters**

None.

**0166/2020 (P) Delegation of comments on Planning Applications**

<b>No.</b>	<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Delegated Response</b>
1.	21/01098/HOU	Single storey rear extension to dwelling and a single story extension to an existing garage (Retrospective)	Moorgate Lodge 141 Moss Carr Road Long Lee Keighley West Yorkshire BD21 4SB	Keighley Town Council has no objection to this application and recommends approval
2.	21/01128/HOU	Change of roof from hip to gable, rear dormer plus two storey side and single storey rear extension	5 Westfield Drive Riddlesden Keighley West Yorkshire BD20 5BJ	Keighley Town Council has no objection to the above application and recommends approval.
3.	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
4.	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
5.	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
6.	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
7.	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	32 Grange Road Riddlesden Keighley West Yorkshire BD20 5AE	Keighley Town Council has no objection to this application

		height on average) (retrospective).		
8.	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 and recommends approval
9.	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
10.	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	Keighley Town Council is concerned the proposed plans could be an overdevelopment of the site. The property occupies a prominent location on Woodside and the council is equally concerned about a negative impact on the street scene.
11.	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
12.	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

**RESOLVED** Noted

**0178/2020 (P) Pre-Application Consultation – For Decision**

None

**0179/2020 (P) Planning Appeals**

Regulatory and Appeals Committee

20/05577/FUL - Demolition of dwellings and farm buildings and construction of 9 affordable dwellings with associated landscaping and access road at Land At Long Lee Lane Long Lee Keighley West Yorkshire

20/05576/MAR - Reserved matters application requesting consideration of access, appearance, landscaping, layout and scale for 32 affordable dwellings (pursuant to outline approval 17/02809/MAO) at Land At Redwood Close Long Lee Keighley West Yorkshire

**RESOLVED** Noted.

**0180/2020 (P) Town Plan**

Members considered an update from the Assistant Town Clerk/CDO on the Town Plan

**RESOLVED** Members noted the report.

**0181/2020 (AL) Date of Next Meeting**

**RESOLVED** to note the next scheduled meeting of this Committee will be on Tuesday 27 April 2021 at 6.00pm.

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