



## KEIGHLEY TOWN COUNCIL

Minutes of the Planning Committee held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 23 February 2022.

**Present:** Councillor Walker  
Councillor Wood  
Councillor Abberton  
Councillor Akhtar  
Councillor Corkindale  
Councillor Clark  
Councillor Adams (Ex Officio)

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

### 0136/2021 (P) Apologies for absence

Cllr M Shaw  
Cllr Graham  
Cllr Dowse  
Cllr Hussain

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

### 0137/2021 (P) Declarations of Interest

None.

### 0138/2021 (P) Public Question Time

None.

### 0139/2021 (P) Minutes

Approved.

### 0140/2021 (P) Planning Applications

#### i) New Applications

Application No	Comment
22-00357-FUL	No objection and recommend approval.
22-00427-HOU	No objection and recommend approval.
22-00392-FUL	No objection and recommend approval.
22-00453-HOU	No objection and recommend approval.

22-00126-FUL	Keighley Town Council objects to this application on the grounds the design is not in keeping with the rural residential location.
22-00431-HOU	Keighley Town Council objects to this application on the grounds it is overdevelopment of the site and would be dominant on neighbouring properties.
22-00527-HOU	No objection and recommend approval.
22-00542-HOU	Keighley Town Council objects to this application on the grounds it is overdevelopment of the site and would be dominant on neighbouring properties.
22-00543-HOU	No objection and recommend approval.
22-00544-HOU	No objection and recommend approval.
21-06380-FUL	No objection and recommend approval.
22-00428-HOU	Keighley Town Council recommends approval, subject to the removal of the proposed front porch.
22-00529-FUL	No objection and recommend approval.
22-00558-HOU	Keighley Town Council objects to this application on the grounds it is overdevelopment on the proposed site.
22-00616-HOU	No objection and recommend approval.
22-00322-HOU	Keighley Town Council objects to this application due to concerns regarding the impact on highway sight lines should the development be approved.
22-00557-HOU	No objection and recommend approval.
22-00640-HOU	No objection and recommend approval.

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

**ii) Applications Granted**

Councillors noted the following applications.

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee Response</b>
21/04134/HOU	Two storey extension	302 Fell Lane Keighley West Yorkshire BD22 6BZ	Keighley Town Council has no objection to the application and recommends approval.
21/04699/CLP	Installation of ductwork to run the full height of Keighley College	Keighley Campus Leeds City College Bradford Road Keighley West Yorkshire BD21 4HQ	Keighley Town Council has no objection to the application and recommends approval.
21/03790/HOU	Demolition of conservatory, construction of single storey side extension, first floor and single storey rear extensions and construction of	25 Branshaw Grove Keighley West Yorkshire BD22 6NH	Keighley Town Council remains concerned that the plans are an overdevelopment of the site.

	porch (REVISED PLANS)		
21/04598/HOU	Single storey side extension	32 Carr Lane Riddlesden Keighley West Yorkshire BD20 5HP	Keighley Town Council has no objection to the application and recommends approval.
21/04706/FUL	Construction of one pair of semi detached houses	Land Between 180 And 190 Long Lee Lane Long Lee Keighley West Yorkshire	Keighley Town Council has no objection to the application and recommends approval with the condition that a full drainage report be submitted and approved by Yorkshire Water
21/04802/FUL	Construction of a new build dwelling	Yew Cote Bank Top Way Thwaites Brow Keighley West Yorkshire BD21 4TH	Keighley Town Council recommends refusal as incorrect and insufficient information has been supplied including the wrong address. The highway has no dropped curb for access on High Spring Road. Risks of flooding if building work is carried out.
21/04864/HOU	Balcony with decorative obscuration panels to the sides	3 Pepper Hill Lea Keighley West Yorkshire BD22 7AQ	Keighley Town Council has no objection to the application and recommends approval.
21/04828/HOU	Replacement of existing single garage with double garage	2 Hospital Road Riddlesden Keighley West Yorkshire BD20 5EP	Keighley Town Council has no objection to the application and recommends approval.
21/04881/FUL	Construction of 1.5 storeys agricultural building to form an	Highfield House Banks Lane Riddlesden	Keighley Town Council has no objection to the

	additional goat milking parlour to the one existing on site, with storage at mezzanine level.	Keighley West Yorkshire BD20 5QR	application and recommends approval
21/04863/HOU	New balcony with decorative obscuration panels to the sides	2 Pepper Hill Lea Keighley West Yorkshire BD22 7AQ	Keighley Town Council has no objection to the application and recommends approval
21/04779/FUL	Change of use of existing stable block to a single dwelling	The Stables Banks Lane Riddlesden Keighley West Yorkshire BD20 5QX	Keighley Town Council has no objection to the application and recommends approval

### iii) Applications Refused

Councillors noted the following applications.

Application	Description	Location	Committee Response
21/04685/HOU	Single storey side extension	101 Florist Street Keighley West Yorkshire BD21 4EN	Keighley Town Council has no objection to the application and recommends approval.
21/04649/FUL	Change of use from: E(a) Display or retail sale of goods, other than hot food, to Sui generis - Hot food takeaways - For the sale of hot food for consumption off the premises.	13 North Street Keighley West Yorkshire BD21 3SL	Keighley Town Council recommends refusal due to parking and conservation issues. There are already 2 takeaways there, people are already parking on double yellow lines with no consequence. Unsightly flue and frontage not in keeping with conservation area
21/04751/FUL	Installation of shutters to the existing shop front	16 Cooke Street Keighley West	Keighley Town Council recommends

		Yorkshire BD21 3NN	refusal as the shutters are inappropriate for the façade. The conservation team have raised concerns.
21/04812/FUL	Existing garage conversion to valeting bay with new first floor mezzanine and roller shutter	Unit 3 Burlington Mills Dalton Lane Keighley West Yorkshire BD21 4HT	Keighley Town Council has no objection to the application and recommends approval with the condition that a trade effluent license is approved by Yorkshire Water.

**iv) Applications Withdrawn**

None.

**v) Other Planning Matters**

**0141/2021 (P) Delegated Decisions**

None.

**0142/2021 (P) Pre-planning Consultation**

None.

**0143/2021 (AL) Date of Next Meeting**

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

Signed .....  
Chair

Date .....