



## KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney  
Town Clerk to the Town Council  
1 March 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 8 March 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	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.

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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 22 February 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.	22/00303/HOU	Replacement of existing summerhouse to form proposed greenhouse and replacement of a small shed at rear garden	19 Braithwaite Village Keighley West Yorkshire BD22 6PX
2.	22/00613/HOU	Conversion of existing garage and extension on	2 Woodside Keighley West Yorkshire BD20 6LF

		garage rear to form disabled access annex	
3.	22/00789/HOU	Two storey extension to the side	2 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QT
4.	22/00521/FUL	Extension to the access track	Land 401197 438367 Harehills Lane Oldfield Keighley West Yorkshire
5.	22/00800/FUL	Agricultural building	Land 400773 438074 Harehills Lane Oldfield Keighley West Yorkshire
6.	22/00816/HOU	Proposed two storey side extension	115 Upper Hird Street Keighley West Yorkshire BD21 1NH
7.	22/00923/HOU	Proposed internal alterations and changes to fenestration	25 Rushey Hall Damems Keighley West Yorkshire BD22 7AS
8.	22/00918/HOU	Flat roof annex (resubmission)	174 Highfield Lane Keighley West Yorkshire BD21 2HU
9.	21/06010/FUL	Demolition of original stable block and construction of new barn for stables and storage in new location	4 Back Shaw Farm Back Shaw Lane Keighley West Yorkshire BD21 5QU

ii) Applications Granted

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee Response</b>
21/05039/HOU	Single storey side extension	30 Felbrigg Avenue Keighley West Yorkshire BD22 6BA	Keighley Town Council has no objection to the application and recommends approval
21/05007/HOU	Front dormer	54 Carr Lane Riddlesden Keighley West Yorkshire BD20 5HP	Keighley Town Council has no objection to the application and recommends approval
21/05038/HOU	First floor side extension	7 Lime Close Keighley West Yorkshire BD20 6TZ	Keighley Town Council has no objection to the application and recommends approval

21/05100/HOU	Retrospective planning application for the as built two storey side extension to existing dwelling	298 Oakworth Road Keighley West Yorkshire BD21 1RH	Refer back to planning office.
21/05098/FUL	Stables and associated works together with construction of a greenhouse on an existing concrete base to be used in association with an agricultural area.	High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX	Keighley Town Council has no objection to the application and recommends approval
21/05178/HOU	Raised Deck to rear of Property	35 Dale View Grove Long Lee Keighley West Yorkshire BD21 4TB	Keighley Town Council has no objection to the application and recommends approval
21/05188/HOU	Single storey rear extension	25 Westburn Crescent Keighley West Yorkshire BD22 6LN	Keighley Town Council has no objection to the application and recommends approval
21/05218/HOU	Front and rear dormer windows	21 Drake Street Keighley West Yorkshire BD21 3AY	Keighley Town Council has no objection to the application and recommends approval
21/05216/HOU	Extensions and external alterations	2 Silk Mill Drive East Morton Keighley West Yorkshire BD20 5UU	Keighley Town Council has no objection to the application and recommends approval
21/05198/FUL	Demolition of a single storey tool shed and rebuild in new construction over existing footprint area including new insulated water proof roof covering to the entire existing workshop.	23A Providence Lane Oakworth Keighley West Yorkshire BD22 7QY	Keighley Town Council has no objection to the application and recommends approval



**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 March 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 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** ..... **Date** .....

**Chair**

**Christine Eastbury  
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: Kerry Thompson  
Tel: (01274) 434605  
E-Mail: [planning.appeals@bradford.gov.uk](mailto:planning.appeals@bradford.gov.uk)  
Ward: Keighley Central (ward 15)  
Application Number: 21/05744/HOU

1 March 2022

Dear Sir/Madam

#### **Notice of Appeal**

**Appeal by:** Mr Khurshid Munir

**Address:** 11 Springfield Gardens Keighley West Yorkshire BD20 6JU

**Proposal:** Demolition of garage and construction of double-storey side extension

**Appeal Number:** 22/00019/APP/10U

**Inspectorate Reference Number:** APP/W4705/D/22/3292993

**Start Date:** 23.02.2022

I am writing to advise you that an appeal has been made to the Secretary of State in respect of the above application and enclose, for your information, a copy of a letter sent to those persons on the attached list, who the Council considers to be most affected by this appeal.

Yours faithfully

**Kerry Thompson  
Planning Officer**

**Copy of letter sent to neighbours**

**Department of Place**

**Planning, Transportation and Highways  
Development Services**

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

Contact: Kerry Thompson  
Tel: (01274) 434605  
E-Mail: [planning.appeals@bradford.gov.uk](mailto:planning.appeals@bradford.gov.uk)  
Ward: Keighley Central (ward 15)  
Application Number: 21/05744/HOU

1 March 2022

Dear Sir/Madam

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION**

**Appeal by:** Mr Khurshid Munir

**Address:** 11 Springfield Gardens Keighley West Yorkshire BD20 6JU

**Proposal:** Demolition of garage and construction of double-storey side extension

**Appeal Number:** 22/00019/APPHOU

**Inspectorate Reference Number:** APP/W4705/D/22/3292993

**Start Date:** 23.02.2022

I am writing to advise you that an appeal has been made to the Secretary of State in respect of the above Planning application.

This appeal is against the refusal of the Council to grant Planning Permission for the following reason(s):

1. The proposed extension would be poorly integrated with the existing dwelling due to its size and lack of subservience. The lack of a sufficient set back to the front wall, the stepped configuration required for the extension to fit the site, the discordant appearance of the front dormer window and the dominant scale of the two-storey rearward projection would all result in a clumsy and incongruous addition that would not maintain or improve the character and quality of the original house or the wider area. The proposal is in conflict with design principles within the Council's adopted Householder Supplementary Planning Document (SPD) and would be contrary to policies DS1 and DS3 of the Bradford Local Plan Core Strategy Development Plan Document.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended by The Town and

Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) Regulations 2013.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate within **four weeks of the Start Date** above. You can do this by emailing [North2@planninginspectorate.gov.uk](mailto:North2@planninginspectorate.gov.uk). If you do not have access to the internet, you can write (quoting the appeal reference) to Michael Joyce, Room 3D Eagle Wing Temple Quay House 2 The Square Bristol BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents can be inspected on the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) or at Britannia House, Hall Ings during normal office hours.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. When made, the decision will be published on the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

Yours faithfully

**Kerry Thompson**  
**Planning Officer**

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## **NEIGHBOURS NOTIFIED**

20 Middlebrook Crescent Bradford BD8 0EN

Muhammads Haven 15 Springfield Court Keighley West Yorkshire BD20 6JP

18 Springfield Gardens Keighley West Yorkshire BD20 6JU

All Saints Vicarage 21 View Road Keighley West Yorkshire BD20 6JN

25 View Road Keighley West Yorkshire BD20 6JN

23 View Road Keighley West Yorkshire BD20 6JN

9 Springfield Gardens Keighley West Yorkshire BD20 6JU