



## KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney  
Town Clerk to the Town Council  
15 February 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 22 February 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 8 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.	22/00357/FUL	Construction of stable block and menage	Land At Pole Road Laycock Keighley West Yorkshire
2.	22/00427/HOU	Single storey side extension	9 Dimples Lane East Morton Keighley West Yorkshire BD20 5SU
3.	22/00392/FUL	Two new rooflights for fire escape purposes and change of use of land for	High Barn High Hollins Farm Hollins Lane Keighley West

		creation of a small garden (amenity space)	Yorkshire BD20 6LX
4.	22/00453/HOU	Part two and part three storey extension with garage conversion to the side and rear of the detached dwelling, changes to fenestration	5 Leach Road Riddlesden Keighley West Yorkshire BD20 5DA
5.	22/00126/FUL	Retrospective planning permission for 20ft x 8ft shipping container and wooden Carport	Land At Grid Ref 401996 438349 Hob Cote Lane Oakworth Keighley West Yorkshire
6.	22/00431/HOU	Construction of two storey side and rear extension (re-submission of 21/05565/HOU)	4 High Spring Gardens Lane Keighley West Yorkshire BD20 6JT
7.	22/00527/HOU	Proposed two story extension to the rear	5 Millstream Close East Morton Keighley West Yorkshire BD20 5QG
8.	22/00542/HOU	Construction of two storey side and rear extension	8 High Spring Gardens Lane Keighley West Yorkshire BD20 6JT
9.	22/00543/HOU	Proposed single storey rear extension	11 Fern Court Keighley West Yorkshire BD20 6HS
10.	22/00544/HOU	Construction of single storey rear extension for detached property (under P.D)	1 Low Fell Close Keighley West Yorkshire BD22 6ER
11.	21/06380/FUL	First floor extension over existing building and car park. Creation of under-croft for car parking.	2 Back Prospect Place Keighley West Yorkshire BD21 1PQ
12.	22/00428/HOU	Construction of single storey front extension, two storey side extension and single storey rear extensions.	1 Wardle Crescent Keighley West Yorkshire BD21 2RR
13.	22/00529/FUL	6no light industrial units to the rear of existing industrial units at Royd Ings Avenue, Keighley.	Unit 4 Riverside Business Park Royd Ings Avenue Keighley West Yorkshire BD21 4AF
14.	22/00558/HOU	Two storey side and rear extension	7 Moor View Grove Long Lee Keighley West Yorkshire BD21 4RR
15.	22/00616/HOU	Construction of garden room/shed (Retrospective)	229 Ingrow Lane Keighley West Yorkshire BD22 7DR
16.	22/00322/HOU	Single storey extension to side and rear	9 Springhead Mills Spring Head Road Haworth Keighley West Yorkshire BD22 7RZ
17.	22/00557/HOU	Construction of single storey rear extension	Woodlands Farm Fell Lane Keighley West Yorkshire BD22 6BZ
18.	22/00640/HOU	Two storey rear extension and two storey side extension	5 Windsor Grove Oakworth Keighley West Yorkshire BD22 7PG

ii) Applications Granted

<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 porch (REVISED PLANS)	25 Branshaw Grove Keighley West Yorkshire BD22 6NH	Keighley Town Council remains concerned that the plans are an overdevelopment of the site.
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 additional goat milking parlour to the one existing on site, with storage at mezzanine level.	Highfield House Banks Lane Riddlesden Keighley West Yorkshire BD20 5QR	Keighley Town Council has no objection to the 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

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee Response</b>
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 Yorkshire BD21 3NN	Keighley Town Council recommends 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

#### **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 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 8 February 2022.

**Present:** Councillor Walker  
Councillor Wood  
Councillor Abberton  
Councillor Akhtar  
Councillor Corkindale  
Councillor Hussain  
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

**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
22/00189/HOU	Keighley Town Council has no objection to the application and recommends approval.
21/06367/FUL	Keighley Town Council has no objection to the application and recommends approval.
22/00252/HOU	Keighley Town Council has no objection to the application and recommends approval.



22/00257/HOU	Keighley Town Council has no objection to the application and recommends approval.
22/00260/HOU	Keighley Town Council has no objection to the application and recommends approval.
22/00111/FUL	Keighley Town Council has no objection to the application and recommends approval.
22/00245/HOU	Keighley Town Council has no objection to the application and recommends approval.
22/00250/HOU	Keighley Town Council has no objection to the application and recommends approval.
22/00130/LBC	Keighley Town Council has no objection to the application and recommends approval.
22/00268/ADV	Keighley Town Council recommends refusal due to the adverse impact the application could have on the highway and highway safety.
22/00232/FUL	Keighley Town Council has no objection to the application and recommends 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>
21/04361/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	124 - 126 South Street Keighley West Yorkshire BD21 1EN	Keighley Town Council has no objection to the

	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)		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 too 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

Councillors noted the following applications.

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**

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee Response</b>
21/04266/FUL	Change of use of existing C3 Dwellinghouse to Sui Generis (9-bedroom HMO)	153 Skipton Road Keighley West Yorkshire BD21 3BG	Keighley Town Council has no objection to the application and 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**

**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 22 February 2022 at 6.00pm.

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