



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
5 April 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 12 April 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 22 March 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.	22/01363/HOU	Side extension and front porch	2 Wide Lane Oakworth Keighley West Yorkshire BD22 0RJ
2.	22/01258/VOC	Variation of condition 14 (hours of opening) of planning permission 06/02132/FUL to increase hours of operation/trading hours to 7:00am to 6:00pm	Jewsons Royd Ings Avenue Keighley West Yorkshire BD21 4BZ

		Mondays to Fridays, 7:00am to 4:00pm on Saturdays, 08:00 to 4:00pm on Bank or Public Holidays. The premises shall not be used on Sundays	
3.	22/01422/HOU	Single storey rear extension to existing garage. Infill of existing rebate to rear elevation to form open plan living and dining area.	7 Ridgeway Mount Keighley West Yorkshire BD22 6LY
4.	22/01276/FUL	Conversion of 1 flat to 2 separate flats	23A River Mount Bradford Road Riddlesden Keighley West Yorkshire BD21 4ES
5.	22/01471/HOU	Construction of 2 no. single garages and formation of dropped kerb 3m wide.	6 Westfell Road Keighley West Yorkshire BD22 6EN
6.	22/00875/FUL	Construction of detached dwelling	60 Beauvais Drive Sandbeds Keighley West Yorkshire BD20 5LQ

ii) Applications Granted

Application	Description	Location	Committee Response
21/05418/HOU	Single side extension to side and rear (wrap round)	89 Westburn Avenue, Keighley West Yorkshire BD22 6LF	Keighley Town Council has no objection to the application and recommends approval
21/05474/HOU	Front and rear dormer windows	27 Midland Terrace Keighley West Yorkshire BD21 3BP	Keighley Town Council has no objection to the application and recommends approval
21/05460/FUL	First floor rear extension to existing religious madrassa along with exterior alterations	Shop 29 - 33 Highfield Lane Keighley West Yorkshire	Keighley Town Council has no objection to the application and recommends approval
21/05468/HOU	Convert existing integral garage into habitable living space, construction of first floor extension above with new roof.	2 Spring Gardens Mount Keighley West Yorkshire BD20 6LJ	Keighley Town Council has no objection to the application and recommends approval

21/05551/HOU	Remove/fill in existing window and create new window opening to first floor	9 High Fold East Morton Keighley West Yorkshire BD20 5TH	Keighley Town Council has no objection to the application and recommends approval
21/05598/HOU	Single storey rear extension	6 Providence Row Lakeside East Morton Keighley West Yorkshire BD20 5UD	Keighley Town Council has no objection to the application and recommends approval
21/05561/HOU	Two/single storey side and rear extension	40 Prospect Mount Keighley West Yorkshire BD22 6LS	Keighley Town Council has no objection to the application and recommends approval
21/05566/HOU	Dormer windows to front and rear	142 Devonshire Street Keighley West Yorkshire BD21 2QJ	Keighley Town Council has no objection to the application and recommends approval
21/05580/FUL	Redesign of roof, addition of windows, change rear bedroom windows to double doors with Juliet balconies, re sizing & re positioning of windows to plot 1.	Farfield Morton Lane East Morton Keighley West Yorkshire BD20 5RP	Keighley Town Council has no objection to the application and recommends approval
21/05602/FUL	Construction of agricultural building	Land At Back Lane Laycock Keighley West Yorkshire	Keighley Town Council has no objection – however concerns were raised about there not being enough room and that there may be a possible problem with access for building work but a precedent has been set by next door.
21/05424/HOU	Two Storey rear extension and associated external works	23 Scott Lane West Riddlesden Keighley West Yorkshire BD20 5BX	Keighley Town Council has no objection – however a concern was raised that there may not be enough room

21/05483/HOU	Wooden shed in existing parking area	Ponden Hall Ponden Lane Stanbury Keighley West Yorkshire BD22 0HR	Keighley Town Council has no objection to the application and recommends approval
21/05549/HOU	Replacement of existing conservatory with single storey rear garden room extension	6 Green Head Avenue Keighley West Yorkshire BD20 6EY	Keighley Town Council has no objection to the application and recommends approval
21/05710/VOC	Variation of condition 1 of planning permission 20/02605/VOC to replace approved plans with revised plans showing changes to the design and layout of dwellings on plots 3 and 4	Higher Moss Carr Farm Moss Carr Road Long Lee Keighley West Yorkshire BD21 4SD	Keighley Town Council has no objection to the application and recommends approval
21/05766/HOU	Conservatory to front	11 Wheathead Drive Keighley West Yorkshire BD22 6LH	Keighley Town Council has no objection to the application and recommends approval
21/05701/HOU	Conversion of garage to create a bedroom, alterations to existing door and window openings.	The Bungalow Calton Road Thwaites Brow Keighley West Yorkshire BD21 4UT	Keighley Town Council has no objection to the application and recommends approval
21/05732/HOU	New decking to rear garden	4 Badgerstone Close East Morton Keighley West Yorkshire BD20 5JD	Keighley Town Council has no objection to the application and recommends approval
21/05771/HOU	Single storey extension to side and rear	86 Marlborough Street Keighley West Yorkshire BD21 3HU	Keighley Town Council has no objection – however concern was raised that there may not be enough room
21/05635/HOU	Single storey rear extension	271 Fell Lane Keighley West Yorkshire BD22 6DE	Keighley Town Council has no objection to the

			application and recommends approval
21/05638/HOU	Construction of single storey side extension	101 Florist Street Keighley West Yorkshire BD21 4EN	Keighley Town Council has no objection – however concern was raised that it would set a precedent as there are no other side extensions on the street

iii) Applications Refused

Application	Description	Location	Committee Response
21/05565/HOU	Two storey extension to side and rear	4 High Spring Gardens Lane Keighley West Yorkshire BD20 6JT	Keighley Town Council has concerns about the overdevelopment of the site given it is located in the conservation area
21/05571/FUL	Installation of 2.4m high galvanised steel 'W' section pallisade fencing to form enclosure against rear wall of outside forecourt area (finished compound 20m x 13m) and one 5m double leaf gate in one of the 13 metre runs to match the fencing	Prospect Works South Street Keighley West Yorkshire BD21 1DB	Keighley Town Council has no objection to the application and recommends approval
21/05735/HOU	Two storey side extension to an end terrace cottage and reformation of existing landscaping.	2 Barley Cote Cottages Barley Cote Road Riddlesden Keighley West Yorkshire BD20 5PY	Keighley Town Council has no objection but concern raised about vision restricted when exiting Barley Cote Road. Would request a Highways Report.
21/05744/HOU	Demolition of existing garage and erection of double-storey side extension	11 Springfield Gardens Keighley West Yorkshire BD20 6JU	Keighley Town Council has concerns about this application out of keeping,

			domineering, wrong materials. Has been refused by BMDC previously.
21/05180/FUL	New Rooflight for Fire Safety and change of use of land to garden	High Barn High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX	Keighley Town Council has no objection to the application and recommends approval

iv) Applications Withdrawn

None.

v) Other Planning Matters

Draft Order Notice

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of a length of Spearhead Way at Keighley, in the Metropolitan District of Bradford.

If made, the Order would authorise the stopping up only to enable development as permitted by the City of Bradford Metropolitan District Council under reference 19/04275/FUL.

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 26 April 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.