



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
19 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 26 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 12 April 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.	22/01416/HOU	Construction of conservatory to rear	4 Canal Road Riddlesden Keighley West Yorkshire BD20 5AP
2.	22/01556/HOU	Double storey side extension (1.3m wide)	19 Redcliffe Grove Keighley West Yorkshire BD21 2RQ
3.	22/01508/HOU	Front and rear dormer windows.	28 Rutland Street Keighley West Yorkshire BD21 1EX

4.	22/01308/FUL	Two bedroom retirement bungalow	High Close Green Lane Oakworth Keighley West Yorkshire BD22 7HG
5.	22/01396/FUL	Construction of two houses and home office	Land East Of 12 Leach Way Riddlesden Keighley West Yorkshire
6.	22/01385/FUL	Construction of detached eco dwelling	Land North West Of New House Farm Sykes Lane Oakworth Keighley West Yorkshire
7.	22/01306/FUL	Redevelopment of the outbuildings to form a new detached dormer bungalow	28 Southlands Road Riddlesden Keighley West Yorkshire BD20 5HQ
8.	22/01328/FUL	Construction of single storey dwelling (bungalow)	Oakland Clough Lane Oakworth Keighley West Yorkshire BD22 7HP
9.	22/01656/HOU	Single storey rear extension.	61 Thorneycroft Road East Morton Keighley West Yorkshire BD20 5QW

ii) Applications Granted

Application	Description	Location	Committee Response
21/05782/FUL	Removal of the existing 12.5m slim-line monopole supporting 3 no. antennas and 2 no. equipment cabinets and the installation of a replacement 20m slim-line monopole, supporting 6 no. new antennas, 1 no. replacement equipment cabinet, and ancillary thereto including 3 no. Remote Radio Units (RRUs) and 1 no. relocated GPS module.	Grass Verge Of West Lane Opposite Whin Knoll Avenue Keighley West Yorkshire	Keighley Town Council recommends approval but expresses concerns about whether the mast needs to be so much higher.
21/05781/FUL	Construction of six B1/B2 industrial units	Will Store Hallas House Royd Way Keighley West Yorkshire BD21 3LG	Keighley Town Council recommends approval
21/05788/FUL	Construction of a new-build dwelling	Raglan Street Keighley West Yorkshire BD22 6BE	Keighley Town Council recommends approval

21/05832/LBC	Replace modern sash type window at the rear of the property with a full length, fixed frame window.	Ponden Hall Ponden Lane Stanbury Keighley West Yorkshire BD22 0HR	Keighley Town Council recommends approval
21/05851/FUL	Construction of a new agricultural building on the site of an existing concrete silage bay	Farmhouse Moorlands Farm Upwood Lane East Morton Keighley West Yorkshire BD20 5TX	Keighley Town Council recommends approval
21/05815/FUL	Construction of wind shelter (Retrospective)	Braithwaite Edge Quarry Black Hill Lane Keighley West Yorkshire BD22 6RA	Keighley Town Council recommends approval
21/05911/ADV	Installation of internally illuminated & non illuminated fascia signs, non illuminated wall mounted and replacement panel to existing totem sign.	Unit 5 Keighley Retail Park Hard Ings Road Keighley West Yorkshire BD21 3NJ	Keighley Town Council recommends approval
21/02310/SUB02	Submission of details required by condition 4 (disposal of foul water for unit 2) required by planning application 21/02310/FUL	Far Dean Fields Cottage Scar Top Road Stanbury Keighley West Yorkshire BD22 0JP	Keighley Town Council refers this application back as there are no drainage documents on the portal to consider.
21/06036/HOU	Single storey side extension, loft conversion with front and rear dormers.	Harlow Hill Top Road Hainworth Keighley West Yorkshire BD21 5QN	Keighley Town Council recommends approval
21/05993/FUL	Construction of storage unit (Class B8)	Vacant Land At Russell Street Keighley West Yorkshire	Keighley Town Council recommends approval
21/05968/FUL	Construction of two storey storage building including mezzanine floor with new link walkway building connecting to existing building adjacent and new bridge link from 1st floor to adjacent higher level ground.	Parkwood Boiler Works Parkwood Street Keighley West Yorkshire BD21 4NW	Keighley Town Council recommends approval
21/05618/FUL	New detached three storey dwelling in garden of existing dwelling. Conversion of existing dwelling garage to garden room and new	98 Banks Lane Riddlesden Keighley West Yorkshire BD20 5PQ	Keighley Town Council recommends approval

	replacement garage. New garden area and terrace over garage. New glazed doors to garden room and new raised sloping roof. Use of existing drive and access off Banks Lane for new dwelling and extended car turning area in front of new dwelling.		
21/06083/HOU	Demolition of existing conservatory and garage, construction of a singlestorey rear extension, a new door opening and patio area.	Ferndean High Fold Keighley West Yorkshire BD22 6NX	Keighley Town Council recommends approval

iii) Applications Refused

Application	Description	Location	Committee Response
21/05786/FUL	Two storey side extension on number 19 - to create new semi-detached property. Construction of two new semi-detached dwellings on the land to the other side of number 19	Coppergate 19 Braithwaite Road Keighley West Yorkshire BD22 6PY	Keighley Town Council recommends refusal on the basis that the application should be referred back to the applicant as a number of reports are missing. Keighley Town Council considers this an overdevelopment of the site.
21/05953/HOU	Two storey side extension incorporating hip to gable, loft conversion & double garage	25 Barley Cote Avenue Riddlesden Keighley West Yorkshire BD20 5QB	Keighley Town Council refers this application back as there isn't any information on the portal to consider
21/05764/VOC	Variation of condition 4 (hours of opening) of planning permission 10/04495/FUL to change the opening hours from current Monday to Saturday 9am - 11pm and Sunday 9am - 10pm to Monday to	6 - 8 Cavendish Street Keighley West Yorkshire BD21 3RG	Keighley Town Council recommends approval

	Saturday 11pm - 02am and Sunday 10pm - 2am		
21/05973/OUT	Outline application for residential development of land for one dwelling requesting consideration of access	Land To South West Of Laycock Village Hall Laycock Lane Laycock Keighley West Yorkshire BD22 0PH	Keighley Town Council recommends approval

iv) Applications Withdrawn

Application	Description	Location	Committee Response
21/05873/FUL	Formation of three residential units above existing ground floor unit. One of the three residential units already exists within the building. Internal changes to the ground floor unit and external changes to elevations including installation of flue. Formation of parking with external landscaping changes.	73 Bradford Road Riddlesden Keighley West Yorkshire BD21 4EZ	Keighley Town Council recommends approval

None.

v) Other Planning Matters

7. Delegation of comments on Planning Applications

Application	Description	Location	Delegated Response
22/01107/HOU	Single storey rear extension	13 Moor Way Oakworth Keighley West Yorkshire BD22 7RT	No Objection and Recommend Approval
22/01090/HOU	Construction of front gables, raised 500mm ridge roof with front and rear dormer windows and single storey rear extension	Mardene Hill Top Road Hainworth Keighley West Yorkshire BD21 5QN	No Objection and Recommend Approval
22/01205/HOU	Front porch to provide kitchen extension	91 Coronation Way Keighley West Yorkshire BD22 6PN	No Objection and Recommend Approval
22/01209/HOU	Single storey extension to the side elevation	Brentroyd Glenlyon Drive Keighley West Yorkshire BD20 6LL	No Objection and Recommend Approval
22/01286/HOU	Proposed side dormers and alterations to the front elevation	7 Westview Way Keighley West Yorkshire BD20 6JD	No Objection and Recommend Approval
22/01244/HOU	Proposed front and rear dormer windows	130 Fell Lane Keighley West Yorkshire BD22 6DN	No Objection and Recommend Approval
22/01165/FUL	Construction of detached 2 bedroom dwelling	Garden To Side Of 21 Sykes Head Keighley Road Oakworth Keighley West Yorkshire BD22 7EN	No Objection and Recommend Approval

8. Pre-Application Consultation – For Decision

Upgrade to existing radio base station installation at BRD172, Keighley Cricket Club, Hard Ings Road, Keighley, BD21 3NB, NGR E: 406365 N: 442255

9. Date & Time of Next meeting

Councillors agree the next meeting will be held on Tuesday 10 May 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.