



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
3 May 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 10 May 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. Welcome from Chair – 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 26 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.	22/00868/FUL	Construction of sports facility for indoor cricket nets including ground floor ancillary space and WCs and a gym to the first floor.	Keighley Cricket Club Hard Ings Road Keighley West Yorkshire BD21 3NB

2.	22/01769/HOU	Proposed alterations to design of previously approved dormer windows - 21/01578/HOU	12 Dimples Lane East Morton Keighley West Yorkshire BD20 5SU
3.	22/01773/HOU	Single storey first floor rear extension.	Old Barn Brown Springs Lane Keighley West Yorkshire BD22 7LR
4.	22/01639/HOU	Double storey rear extension	22 - 24 Goose Eye Laycock Keighley West Yorkshire BD22 0PD
5.	22/01798/HOU	Loft conversion including construction of front and rear dormers	89 Florist Street Keighley West Yorkshire BD21 4EN
6.	22/01806/HOU	Single storey rear extension to infill between existing rear extension and detached garage	7 Millstream Close East Morton Keighley West Yorkshire BD20 5QG
7.	22/01812/HOU	Construction of a two storey side extension	343 Fell Lane Keighley West Yorkshire BD22 6DB
8.	22/01795/HOU	Proposed two single storey side and rear extension	42 Prospect Mount Keighley West Yorkshire BD22 6LS
9.	22/01817/HOU	Triple storey side extension	12 Railway Street Keighley West Yorkshire BD20 6AQ
10.	22/01874/HOU	Single storey side and rear extension	4 Fell Grove Keighley West Yorkshire BD22 6LD
11.	22/01884/HOU	Double storey side and rear extension.	2 Harden Grove Long Lee Keighley West Yorkshire BD21 4TR
12.	22/01886/HOU	Single storey front porch extension	3 Scholars Way Riddlesden Keighley West Yorkshire BD20 5QE
13.	22/01890/HOU	6ft fence to front (retrospective)	6 Sunny Hill Grove Keighley West Yorkshire BD21 1RU

ii) Applications Granted

Application	Description	Location	Committee Response
21/06123/FUL	Demolition of an existing care home and construction of 5 No. dwellings with associated parking and landscaping.	Riddlesden Rest Home Carr Lane Riddlesden Keighley West Yorkshire BD20 5HP	Keighley Town Council has no objection to the application and recommends approval
21/06204/HOU	Demolition of partly unauthorised retaining structures and raised patio; and construction of new retaining structures and raised patio.	141 Wheathead Lane Keighley West Yorkshire BD22 6NL	Keighley Town Council has no objection to the application and recommends approval
21/05395/FUL	The request is made on a repair and conservation basis, to replace on a like for like basis, in respect of both style and colour scheme at both the front and rear of the building, the items listed below which are currently softwood and where we are looking to replace with modern man made material. 1) Windows. 2) Board to which the gutters are attached. 3) Decorative facia attached to the facade of the four communal areas (old loading towers). 4) French Windows (Photos attached of each element). Full background to application detailed	7 To 21 Stepping Stones East Morton Keighley West Yorkshire BD20 5UG	Keighley Town Council has no objection to the application and recommends approval

	in document attached titled "Stepping Stones Planning Application Overview"		
21/06223/HOU	Single storey front and part double storey rear extensions	11 Sefton Place Keighley West Yorkshire BD21 3BD	Keighley Town Council has no objection to the application and recommends approval
21/06200/HOU	Proposed loft conversion with dormer windows	51 Grange Crescent Riddlesden Keighley West Yorkshire BD20 5AH	Keighley Town Council has no objection to the application and recommends approval
21/06233/HOU	Proposed rear and side extensions with pitched roof	71 Bracken Bank Avenue Keighley West Yorkshire BD22 7AF	Keighley Town Council has no objection to the application and recommends approval
21/06234/HOU	Construction of single storey rear extension and first floor side extension	165 Wheathead Lane Keighley West Yorkshire BD22 6NB	Keighley Town Council has no objection to the application and recommends approval
21/06296/HOU	Single storey side extension	2 Elm Crescent East Morton Keighley West Yorkshire BD20 5SL	Keighley Town Council has no objection to the application and recommends approval
21/06295/OUT	Outline application for single dwelling for an agricultural worker requesting consideration of access	Coppy Hill Farm Tarn Lane Laycock Keighley West Yorkshire BD20 6FU	Keighley Town Council has no objection to the application and recommends approval

21/06332/HOU	Single storey rear extension and two storey side extension	Thorn Bank Occupation Lane Keighley West Yorkshire BD22 7LB	Recommend refusal based on the unsuitable access to the site and the impact of construction traffic on Occupational Lane
21/06347/HOU	Single storey side extension to dwelling	Moorgate Lodge 141 Moss Carr Road Long Lee Keighley West Yorkshire, BD21 4SB	Keighley Town Council has no objection to the application and recommends approval
21/06372/HOU	Construction of front dormer and two storey rear extension.	20 Broomfield Road Keighley West Yorkshire BD21 2BY	Keighley Town Council has no objection to the application and recommends approval
22/00034/HOU	Proposed first floor and rear extensions	21 Broadlands Keighley West Yorkshire BD20 6HX	Keighley Town Council has no objection to the application and recommends approval

iii) Applications Refused

Application	Description	Location	Committee Response
21/06100/HOU	Side extension to existing garage, including new roof with ridge height not to exceed existing.	The Cottage High Hob Cote Farm Hob Cote Lane Oakworth Keighley West Yorkshire BD22 0RW	No comment submitted

21/06271/HOU	Retrospective application for single storey rear extension (20/00832/PNH).	34 Nessfield Drive Keighley West Yorkshire BD22 6NP	Keighley Town Council has no objection to the application and recommends approval
21/04622/MAO	Outline planning with all matters reserved for the erection of a skip waste sorting/recycling facility and B8 storage units (DESCRIPTION CHANGED, REVISED DETAILS SUBMITTED)	Devonshire Mill West Lane Keighley West Yorkshire BD21 2LP	Keighley Town Council recommend refusal based on highway concerns
21/06230/FUL	Construction of new detached dwelling with parking and access	Land To Rear Of 14 Wood View Keighley Road Oakworth Keighley West Yorkshire	Keighley Town Council recommend refusal based on the overdevelopment of the site, the development would be overbearing on neighbouring properties and is not in-keeping with the local landscape

iv) Applications Withdrawn

Application	Description	Location	Committee Response
21/06071/FUL	Demolish existing bungalow and form a new dwelling on the original footprint	63 Grange Road Riddlesden Keighley West Yorkshire BD20 5AB	No comment submitted.
21/06070/OUT	Outline application for residential development of land	Land At Grid Ref 405914 442585 Eelholme View	Keighley Town Council has no objection.

	requesting consideration of scale and access	Street Keighley West Yorkshire	
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None.

v) Other Planning Matters

Regulatory and Appeals Committee

Outline application for residential development of land for up to 103 dwellings requesting consideration of access at Land Off Moss Carr Road Long Lee Keighley West Yorkshire
Application Number: 19/04151/MAO

7. Delegation of comments on Planning Applications

None.

8. Pre-Application Consultation – For Decision

None.

9. Date & Time of Next meeting

<p>OFFICER SUPPORT TO THE MEETING</p> <p>Officers scheduled to attend: Joe Cooney (Town Clerk)</p> <p>APOLOGIES</p> <p>Contact the office during normal opening hours (01535) 872126 Email: joe.cooney@keighley.gov.uk</p> <p>Late apologies should be made by phone to the senior officer scheduled to attend.</p>



KEIGHLEY TOWN COUNCIL

Minutes of the Planning Committee held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 26 April 2022.

Present: Councillor Walker
Councillor Corkindale
Councillor Dowse
Councillor Clark
Councillor Abberton
Councillor Hussain

Also Present: Joe Cooney, Town Clerk

0176/2021 (P) Apologies for absence

Cllr Graham
Cllr Shaw
Cllr Akhtar
Cllr Wood
Cllr Maunsell

RESOLVED to accept and record the above apologies

0177/2021 (P) Declarations of Interest

None.

0178/2021 (P) Public Question Time

None.

0179/2021 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 12 April 2022 be confirmed as a true record of the proceedings and signed by the Chair.

0180/2021 (P) Planning Applications

i) New Applications

Application No	Comment
22/01416/HOU	No objection and recommend approval.
22/01556/HOU	Keighley Town Council is concerned the proposal would be an overdevelopment of the site and recommends the application is refused.
22/01508/HOU	No objection and recommend approval.

22/01308/FUL	No objection and recommend approval.
22/01396/FUL	No objection and recommend approval.
22/01385/FUL	No objection and recommend approval.
22/01306/FUL	Keighley Town Council recommends refusal as none of the issues highlighted in application 21/00574/FUL have been addressed.
22/01328/FUL	Keighley Town Council recommends refusal as the proposed application is not in keeping with the local environment, the plans submitted don't reflect the description as a single storey dwelling and there are concerns regarding negative impact on the highway.
22/01656/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.

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	Parkwood Boiler Works Parkwood Street Keighley West Yorkshire BD21 4NW	Keighley Town Council recommends approval

	connecting to existing building adjacent and new bridge link from 1st floor to adjacent higher level ground.		
21/05618/FUL	New detached three storey dwelling in garden of existing dwelling. Conversion of existing dwelling garage to garden room and new 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.	98 Banks Lane Riddlesden Keighley West Yorkshire BD20 5PQ	Keighley Town Council recommends approval
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

Councillors noted the following applications.

Application	Description	Location	Committee Response
21/05786/FUL	Two storey side extension on number 19 - to create new semi-detached property.	Coppergate 19 Braithwaite Road Keighley West Yorkshire BD22 6PY	Keighley Town Council recommends refusal on the basis that the application

	Construction of two new semi-detached dwellings on the land to the other side of number 19		should be refereed 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 Saturday 11pm - 02am and Sunday 10pm - 2am	6 - 8 Cavendish Street Keighley West Yorkshire BD21 3RG	Keighley Town Council recommends approval
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	73 Bradford Road Riddlesden Keighley West Yorkshire BD21 4EZ	Keighley Town Council recommends approval

	<p>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.</p>		
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v) **Other Planning Matters**

0181/2021 (P) Delegated Decisions

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
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0182/2021 (P) Pre-planning Consultation

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

0183/2021 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 10 May 2022 at 6.00pm.

Signed **Date**

Chair

CREGPC

**Keighley Parish Town Council
Keighley Town Council
Keighley Civic Centre
North Street
Keighley
BD21 3RZ**

Department of Place

Planning, Transportation and Highways Development Services

Major Development Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Stewart Currie
Tel: (01274) 434605
E-Mail: stewart.currie@bradford.gov.uk
Ward: Keighley East (ward 16)

Application Number: 19/04151/MAO

27 April 2022

Dear Christine Eastbury

Regulatory and Appeals Committee

Outline application for residential development of land for up to 103 dwellings requesting consideration of access at Land Off Moss Carr Road Long Lee Keighley West Yorkshire

With reference to the above planning application, I would advise you that the application is to be discussed at the next meeting of the Regulatory and Appeals Committee to be held on 26 May 2022 at 10.00 am.

Given the restrictions on room capacity due to the on-going pandemic, anyone wishing to speak about any of the business items on the agenda either as a Ward Councillor, applicant/agent, in support of or objecting to an application, must register to speak by emailing the Governance Officers yusuf.patel@bradford.gov.uk and farzana.mughal@bradford.gov.uk 48 hours in advance of the meeting. Please provide a telephone contact number, together with the relevant application details and explaining who will be speaking. You will then be advised on how you can participate in the meeting.

If you wish to submit any accompanying photographs/plans they should not exceed four and must also be submitted in writing 48 hours in advance of the meeting to the following Governance Officers yusuf.patel@bradford.gov.uk and farzana.mughal@bradford.gov.uk.

Please note that any representations will be allowed 5 minutes only and this will have to be shared if there is more than a single speaker.

Access to the meeting cannot be guaranteed if the capacity of the room is reached and if those wishing to attend don't register their attendance given the Council must comply with the Covid regulations and guidance. Places will be allocated on a 'first come, first served'

basis and once capacity has been reached there can be no further admittance to the meeting.

On the day of the meeting please ensure that you comply with the Covid restrictions in place at the current time by wearing a suitable face covering and adhering to social distancing. Staff will be at hand to advise accordingly. Participants may be asked to wait in a separate room if the capacity in the Council Chamber has been reached and they will be escorted back into the meeting when their item is considered by the Committee.

The agenda is published five working days before the meeting and is normally available to view on the Council's website soon after at www.bradford.gov.uk/minutes and click on "Committees", or at Britannia House, Hall Ings. Please note the agenda can change, for further information and updates please check the Council's website.

Any representations and consultation responses received in relation to the current application are available to view on the Council's online planning system at www.bradford.gov.uk/planning and click on "View Planning Applications".

If you require any further details about how the Regulatory and Appeals Committee is organised, please contact Yusuf Patel on 07970 411923. However, if you have any queries about the application itself please contact me on the above number.

Yours faithfully

Stewart Currie
Senior Planning Officer