



## KEIGHLEY TOWN COUNCIL

Minutes of the Planning Committee held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 14 June 2022.

**Present:** Councillor M Walker  
Councillor Wood  
Councillor Hussain  
Councillor Clark  
Councillor Graham  
Councillor Dowse  
Councillor Corkindale  
Councillor Abberton  
Councillor Maunsell – Ex Officio

**Also Present:** Joe Cooney, Town Clerk

### 001/2022 (P) Election of Chairman

Cllr M Walker proposed by Cllr Corkindale seconded by Cllr Dowse

Cllr Wood proposed by Cllr Wood seconded by Cllr Clark

On being put to the vote it was;

**RESOLVED** that Cllr Wood be elected Chairman for municipal year 2022/23.

### 002/2021 (P) Election of Vice Chairman

Cllr Graham proposed by Cllr Hussain seconded by Cllr Wood

**RESOLVED** that Cllr Graham be elected Vice Chairman for municipal year 2022/23.

### 003/2022 (P) Apologies for absence

Cllr Akhtar  
Cllr Lawless

**RESOLVED** to accept and record the above apologies

### 004/2022 (P) Declarations of Interest

Cllr Graham declared a Pecuniary Interest in application 22/0193/FUL

Cllr M Walker declared a Non-pecuniary Interest in application 22/02198/FUL

**RESOLVED** to note the declarations of interests under consideration on this agenda in accordance with the Localism Act 2011 s32 and the relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 from either Members or Officers.

**005/2022 (P) Public Question Time**

One member of the public spoke in favour of application 22/02198/FUL.

**006/2022 (P) Minutes**

**RESOLVED** to confirm the minutes of the meeting held on Tuesday 10 May 2022 be confirmed as a true record of the proceedings and signed by the Chair.

**007/2022 (P) Planning Applications**

**i) New Applications**

Application No	Comment
22/02007/FUL	No objection and recommend approval
22/02302/HOU	Keighley Town Council is concerned the proposed development is overdevelopment of the site and recommends refusal
22/01686/FUL	No objection and recommend approval
22/02338/HOU	Keighley Town Council is concerned about the insufficient sight lines to access the site and believes a highway report should be obtained, therefore, the town council recommends refusal.
22/02198/FUL	No objection and recommend approval
22/02404/HOU	Keighley Town Council is concerned the proposed development is overdevelopment of the site and bring the building too close to the site boundary. Therefore, the council recommends refusal.
22/02141/HOU	No objection and recommend approval
22/02300/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
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	Keighley Town Council has no objection to the application and recommends approval.
22/00613/HOU	Conversion of existing garage and extension on garage rear to form disabled access annex	2 Woodside Keighley West Yorkshire BD20 6LF	Keighley Town Council has no objection to the application and

			recommends approval.
22/00521/FUL	Extension to the access track	Land 401197 438367 Harehills Lane Oldfield Keighley West Yorkshire	Keighley Town Council has no objection to the application and recommends approval.
22/00800/FUL	Agricultural building	Land 400773 438074 Harehills Lane Oldfield Keighley West Yorkshire	Keighley Town Council has no objection to the application and recommends approval.
22/00816/HOU	Proposed two storey side extension	115 Upper Hird Street Keighley West Yorkshire BD21 1NH	Keighley Town Council has no objection to the application and recommends approval.
22/00348/FUL	Change of use from summer house to C3 residential holiday let including timber cladding and new windows and doors	332 Halifax Road Keighley West Yorkshire BD21 5HW	Keighley Town Council has no objection to the application and recommends approval.
22/00984/HOU	Front and rear dormer windows	19 Clarendon Street Ingrow Keighley West Yorkshire BD21 1HE	Keighley Town Council has no objection to the application and recommends approval.
22/00954/HOU	Two storey side extension	5 Springfield Road Keighley West Yorkshire BD20 6JR	Keighley Town Council has no objection to the application and recommends approval.
22/01107/HOU	Single storey rear extension	13 Moor Way Oakworth Keighley West Yorkshire BD22 7RT	Keighley Town Council has no objection and recommends approval
22/01286/HOU	Proposed side dormers and alterations to the front elevation	7 Westview Way Keighley West Yorkshire BD20 6JD	Keighley Town Council has no objection and

			recommends approval
22/01244/HOU	Proposed front and rear dormer windows	130 Fell Lane Keighley West Yorkshire BD22 6DN	Keighley Town Council has no objection and recommends approval
22/01363/HOU	Side extension and front porch	2 Wide Lane Oakworth Keighley West Yorkshire BD22 0RJ	Keighley Town Council has no objection and recommends approval
22/01276/FUL	Conversion of 1 flat to 2 separate flats	23A River Mount Bradford Road Riddlesden Keighley West Yorkshire BD21 4ES	Keighley Town Council has no objection and recommends approval

### iii) Applications Refused

Application	Description	Location	Committee Response
22/00789/HOU	Two storey extension to the side	2 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QT	Keighley Town Council has no objection to the application and recommends approval.
22/00918/HOU	Flat roof annex (resubmission)	174 Highfield Lane Keighley West Yorkshire BD21 2HU	Keighley Town Council has no objection to the application and recommends approval.
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	Keighley Town Council recommend refusal as the proposed use of the building does not comply with the stated classification on the application.
22/01046/HOU	Two storey rear extension to lower ground and ground floor, front porch and	25 Dunkirk Rise Riddlesden Keighley West Yorkshire BD20 5DR	Keighley Town Council has no objection to the application and

	retained car parking space		recommends approval.
--	----------------------------	--	----------------------

**iv) Applications Withdrawn**

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee Response</b>
22/00923/HOU	Proposed internal alterations and changes to fenestration	25 Rushey Hall Damems Keighley West Yorkshire BD22 7AS	Keighley Town Council has no objection to the application and recommends approval.
22/00999/FUL	Change of use from car park (use class sui generis) to car storage with sales and small car repairs (use class sui generis) including addition of container	Car Park Woodhouse Road Keighley West Yorkshire	Keighley Town Council recommend refusal due to concerns about the proposed entrance and the negative impact it will have on the highway

**v) Other Planning Matters**

**1. Notice of Appeal**

**Appeal by:** Mr Craig Baines

**Address:** 2 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QT

**Proposal:** Two storey side extension

**Appeal Number:** 22/00067/APPHOU

**Inspectorate Reference Number:** APP/W4705/D/22/3299054

**Start Date:** 31.05.2022

**2. Notice of Appeal**

**Appeal by:** Mr Mukhtar Ali

**Address:** 16 Cooke Street Keighley West Yorkshire BD21 3NN

**Proposal:** Installation of shutters to shop front

**Appeal Number:** 22/00069/APPMC1

**Inspectorate Reference Number:** APP/W4705/W/22/3298790

**Start Date:** 24.05.2022

**3. Notice of Appeal**

**Appeal by:** Mr Aslam

**Address:** 2 Back Prospect Place Keighley West Yorkshire BD21 1PQ

**Proposal:** First floor extension over existing building and car park. Creation of under-croft for car parking.

**Appeal Number:** 22/00066/APPFL2

**Inspectorate Reference Number:** APP/W4705/W/22/3298949

**Start Date:** 24.05.2022

**RESOLVED** Noted

## 008/2022 (P) Delegated Decisions

Application	Description	Location	Committee Response
22/01887/HOU	Dropped Kerb at 6 Laycock Lane	6 Laycock Lane Laycock Keighley West Yorkshire BD22 0PP	Keighley Town Council has no objection and recommends approval
22/01628/REM	Reserved matters application for 1 dwelling approved by outline permission 21/06295/OUT requesting consideration of layout, scale, appearance and landscape	Coppy Hill Farm Tarn Lane Laycock Keighley West Yorkshire BD20 6FU	Keighley Town Council has no objection and recommends approval
22/01880/HOU	Double storey side and single storey rear extension	251 Highfield Road Keighley West Yorkshire BD21 2RN	Keighley Town Council has no objection and recommends approval
22/01969/HOU	Single storey side extension	37 Spring Avenue Long Lee Keighley West Yorkshire BD21 4UJ	Keighley Town Council has no objection and recommends approval
22/01909/HOU	Retrospective application for rear conservatory	3 Guard House Grove Keighley West Yorkshire BD22 6JN	Keighley Town Council has no objection to this application, other than to note the application should've been submitted prior to the work being undertaken.
22/01805/ADV	Relocation of existing signage. 1x freestanding drive thru sign and 2x roof mounted signs	MacDonalds Restaurant Hard Ings Road Keighley West Yorkshire BD21 3NB	Keighley Town Council has no objection and recommends approval
22/01804/FUL	Refurbishment of restaurant to include changes to elevations with extensions totalling 53.1sqm, incorporating the relocation of the	MacDonalds Restaurant Hard Ings Road Keighley West Yorkshire BD21 3NB	Keighley Town Council has no objection and recommends approval

	entrance with new door, glazing, replacement drive thru booths and new access door. Minor works to include the relocation of existing height restrictor and service boxes, alterations to the kerb lines and new hard standings with associated works.		
22/01982/HOU	Extension to garage to form store room (resubmission)	97 Shann Lane Keighley West Yorkshire BD20 6DY	Keighley Town Council has no objection and recommends approval
22/01838/HOU	Two storey side and single storey front porch extension	1 Sefton Place Keighley West Yorkshire BD21 3BD	Keighley Town Council doesn't object to the application in principal but it is concerned about the proposed size and scale of the side extension
22/02039/HOU	Construction of part single and part two storey rear extension	139 Staveley Road Keighley West Yorkshire BD22 7DQ	Keighley Town Council has no objection and recommends approval
22/02048/HOU	Formation of new vehicular access, drive and dropped kerb	Whirloes Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU	Keighley Town Council has no objection and recommends approval
22/02063/HOU	Attached outbuilding removal; first floor balcony construction	272 Bradford Road Riddlesden Keighley West Yorkshire BD20 5JU	Keighley Town Council has no objection and recommends approval
22/01840/FUL	Single storey dwelling	Land North Of 14 Sykes Lane Oakworth Keighley West Yorkshire	Keighley Town Council is concerned the development is located within the Greenbelt and can only be accessed via an unadopted road.
22/02145/HOU	Extend an existing bungalow and form a new basement,	63 Grange Road Riddlesden Keighley	Referred to Planning Officers

	rear extension, first and second floor with balcony elements as shown on the proposed drawings.	West Yorkshire BD20 5AB	
22/01583/FUL	Replacement dwelling	40 Leach Road Riddlesden Keighley West Yorkshire BD20 5DA	Keighley Town Council has no objection and recommends approval
22/02207/HOU	Proposed two storey side and rear extension - resubmission of 22/00542/HOU	8 High Spring Gardens Lane Keighley West Yorkshire BD20 6JT	Keighley Town Council has no objection and recommends approval
22/02208/HOU	Garage conversion, construction of single storey rear extension and side dormer	26 High Spring Gardens Lane Keighley West Yorkshire BD20 6JS	Keighley Town Council has no objection and recommends approval
22/01951/CLP	Construction of poultry shed	Land At Grid Ref 400729 437800 Oldfield Lane Oldfield Keighley West Yorkshire	No Comment
22/01931/FUL	Construction of pair of semi detached dormer bungalows	Applegarth Calton Road Thwaites Brow Keighley West Yorkshire BD21 4UR	No Comment

**009/2022(P) Pre-planning Consultation**

None.

**010/2022 (P) Planning Appeals**

None.

**011/2022 (AL) Date of Next Meeting**

**RESOLVED** to note the date of the next scheduled meeting of this Committee will be held on Tuesday 28 June 2022 at 6.00pm.

Signed .....

Chair

Date .....