



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
7 June 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 14 June 2022 at 6pm.**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

Cllr. C. Abberton	Cllr. K. Hussain
Cllr. J. Akhtar	Cllr. J. Lawless
Cllr. A. Clark	Cllr. M. Wood
Cllr. P. Corkindale	Cllr. M. Walker
Cllr. M. Dowse	Mayor/Deputy Mayor– Ex Officio
Cllr. C. Graham	

*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. Election of Chair for Municipal Year– For Decision

To elect a Chairman for the Municipal year 2022/23

2. Election of Vice Chair – For Decision

To elect a Vice Chairman for the Municipal year 2022/23

3. Apologies for absence

Members are asked to receive apologies of absence for this meeting.

4. 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

5. 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.

6. Minutes – For Decision

Members are asked to approve the minutes of the Planning Committee held on Tuesday 10 May 2022.

Copy attached

7. 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.	22/02007/FUL	Conversion of 1 flat to 3 flats	Flat Above 102 Cavendish Street Keighley West Yorkshire BD21 3DE

2.	22/02302/HOU	Proposed roof to be raised plus front and rear dormers and two storey side and single storey front and rear extension	7 Maple Grove Keighley West Yorkshire BD20 6TY
3.	22/01686/FUL	Conversion of existing basement to create commercial space (use class E, F2a & Suis Generis). With associated works including excavation works to create a separate entrance and new access stairs.	14 Devonshire Street Keighley West Yorkshire BD21 2DG
4.	22/02338/HOU	Two storey side extension and reformation of existing landscaping (resubmission)	2 Barley Cote Cottages Barley Cote Road Riddlesden Keighley West Yorkshire BD20 5PY
5.	22/02198/FUL	Retention of one static caravan as an agricultural workers dwelling, two stable blocks, one chicken hut and one animal stall, access track and part hardstanding.	Chestnut Acres Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU
6.	22/02404/HOU	Two storey side extension and new hardstanding to front for additional parking	27 Pasture Avenue Oakworth Keighley West Yorkshire BD22 7QF
7.	22/02141/HOU	Single storey rear extension; first floor front extension; front and rear dormers	8 Asthall Close Keighley West Yorkshire BD21 2PQ
8.	22/02300/HOU	Double storey side extension; partial loft and garage conversion	Bilberry Cottage 87 Banks Lane Riddlesden Keighley West Yorkshire BD20 5DN

ii) Applications Granted

Application	Description	Location	Committee Response
22/00303/HOU	Replacement of existing	19 Braithwaite Village Keighley	Keighley Town Council has no

	summerhouse to form proposed greenhouse and replacement of a small shed at rear garden	West Yorkshire BD22 6PX	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	Keighley Town Council has no objection to the

		Yorkshire BD22 7QT	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 retained car parking space	25 Dunkirk Rise Riddlesden Keighley West Yorkshire BD20 5DR	Keighley Town Council has no objection to the application and recommends approval.

iv) Applications Withdrawn

Application	Description	Location	Committee Response
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

Planning Appeals

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

8. Delegation of comments on Planning Applications

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,	Coppy Hill Farm Tarn Lane Laycock Keighley West Yorkshire BD20 6FU	Keighley Town Council has no objection and recommends approval

	appearance and landscape		
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 entrance with new door, glazing, replacement drive thru booths and new access door. Minor works to include the relocation of existing height restrictor and	MacDonalds Restaurant Hard Ings Road Keighley West Yorkshire BD21 3NB	Keighley Town Council has no objection and recommends approval

	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, rear extension, first and second floor with balcony elements as shown on the proposed drawings.	63 Grange Road Riddlesden Keighley West Yorkshire BD20 5AB	Referred to Planning Officers
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

9. Pre-Application Consultation – For Decision

None.

10. Date & Time of Next meeting

Tuesday 28 June 2022, 6pm.

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.



KEIGHLEY TOWN COUNCIL

Minutes of the Planning Committee held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 10 May 2022.

Present: Councillor Walker
Councillor Wood
Councillor Corkindale
Councillor Clark
Councillor Abberton
Councillor Hussain
Councillor Adams

Also Present: Joe Cooney, Town Clerk

0184/2021 (P) Apologies for absence

Cllr Graham
Cllr Shaw
Cllr Akhtar
Cllr Dowse

RESOLVED to accept and record the above apologies

0185/2021 (P) Declarations of Interest

None.

0186/2021 (P) Public Question Time

None.

0187/2021 (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.

0188/2021 (P) Planning Applications

i) New Applications

Application No	Comment
22/00868/FUL	Keighley Town Council has no objection and recommends approval
22/01769/HOU	Keighley Town Council has no objection and recommends approval
22/01773/HOU	Keighley Town Council has no objection and recommends approval
22/01639/HOU	Keighley Town Council has no objection and recommends approval

22/01798/HOU	Keighley Town Council has no objection and recommends approval
22/01806/HOU	Keighley Town Council has no objection and recommends approval
22/01812/HOU	Keighley Town Council has no objection and recommends approval
22/01795/HOU	Keighley Town Council has no objection and recommends approval
22/01817/HOU	Keighley Town Council requests this application is to referred to planners due to concerns to the siting of windows overlooking the neighbouring property and the scale of the overall development
22/01874/HOU	Keighley Town Council has no objection and recommends approval
22/01884/HOU	Keighley Town Council has no objection and recommends approval
22/01886/HOU	Keighley Town Council has no objection and recommends approval
22/01890/HOU	Keighley Town Council recommends the application is refused due to the adverse impact on the street scene

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
21/06123/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 fascia	7 To 21 Stepping Stones East Morton Keighley West Yorkshire BD20 5UG	Keighley Town Council has no objection to the application and recommends approval

	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 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

Councillors noted the following applications.

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
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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 requesting consideration of scale and access	Land At Grid Ref 405914 442585 Eelholme View Street Keighley West Yorkshire	Keighley Town Council has no objection.

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

RESOVLED to note the above application

0189/2021 (P) Delegated Decisions

None.

0190/2021 (P) Pre-planning Consultation

None.

0191/2021 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 14 June 2022 at 6.00pm.

Signed Date

Chair

**Christine Eastbury
Keighley Town Council
Keighley Civic Centre
North Street
Keighley
BD21 3RZ**

Department of Place

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Junaid Baig
Tel: (01274) 434605
E-Mail: planning.appeals@bradford.gov.uk
Ward: Worth Valley (ward 29)
Application Number: 22/00789/HOU

1 June 2022

Dear Sir/Madam

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/APP/APP/APP/HOU

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

Start Date: 31.05.2022

I am writing to advise you that an appeal has been made to the Secretary of State in respect of the above application and enclose, for your information, a copy of a letter sent to those persons on the attached list, who the Council considers to be most affected by this appeal.

Yours faithfully

**Junaid Baig
Planning Officer**

Copy of letter sent to neighbours

Department of Place

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Junaid Baig
Tel: (01274) 434605
E-Mail: planning.appeals@bradford.gov.uk
Ward: Worth Valley (ward 29)
Application Number: 22/00789/HOU

1 June 2022

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

Appeal by: Mr Craig Baines

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

Proposal: Two storey side extension

Appeal Number: 22/00067/APP/19/00001

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

Start Date: 31.05.2022

I am writing to advise you that an appeal has been made to the Secretary of State in respect of the above Planning application.

This appeal is against the refusal of the Council to grant Planning Permission for the following reason(s):

1. The proposed two storey side extension, due to a lack of ground and first floor setback from the front wall of the host house, which is in a prominent corner position, would fail to maintain the original appearance of the dwelling, unbalance the symmetrical design of the pair of semi-detached dwellings that it forms a part and appear as an incongruous addition to the wider area. For these reasons, the proposal does not to comply with policies DS1 and DS3 and the Core Strategy Development Plan Document and the Householder Supplementary Planning Document.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended by The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) Regulations 2013.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellants. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate within **four weeks of the Start Date** above. You can do this by emailing north1@planninginspectorate.gov.uk. If you do not have access to the internet, you can write (quoting the appeal reference) to Roxanne Gold, Room 3D Eagle Wing Temple Quay House 2 The Square Bristol BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents can be inspected on the Planning Portal at www.planningportal.gov.uk/pcs or at Britannia House, Hall Ings during normal office hours.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. When made, the decision will be published on the Planning Portal at www.planningportal.gov.uk/pcs.

Yours faithfully

Junaid Baig
Planning Officer

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NEIGHBOURS NOTIFIED

Do Ric Providence Lane Oakworth Keighley West Yorkshire BD22 7QY

Kambi Providence Lane Oakworth Keighley West Yorkshire BD22 7QY

4 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QT

**Christine Eastbury
Keighley Town Council
Keighley Civic Centre
North Street
Keighley
BD21 3RZ**

Department of Place

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Junaid Baig
Tel: (01274) 434605
E-Mail: planning.appeals@bradford.gov.uk
Ward: Keighley Central (ward 15)
Application Number: 22/00028/FUL

24 May 2022

Dear Sir/Madam

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

I am writing to advise you that an appeal has been made to the Secretary of State in respect of the above application and enclose, for your information, a copy of a letter sent to those persons on the attached list, who the Council considers to be most affected by this appeal.

Yours faithfully

**Junaid Baig
Planning Officer**

Copy of letter sent to neighbours

Department of Place

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Junaid Baig
Tel: (01274) 434605
E-Mail: planning.appeals@bradford.gov.uk
Ward: Keighley Central (ward 15)
Application Number: 22/00028/FUL

24 May 2022

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPEAL UNDER S78 AGAINST REFUSAL OF ADVERTISEMENT CONSENT AND MINOR COMMERCIAL APPLICATIONS

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

I am writing to advise you that an appeal has been made to the Secretary of State in respect of the above Planning application.

This appeal is against the refusal of the Council to grant Planning Permission/Advertisement Consent for the following reason(s):

1. The proposed solid aluminium security roller shutters and recessed shutter box would present an oppressive and discordant feature on this prominent shop frontage and give an unsightly, fortress-like appearance to this shopping street. The site is in the Keighley Town Centre Conservation Area, close to the Grade II* war memorial and the Grade II listed Town Hall. The proposal would be harmful to visual amenity and would not preserve or enhance the character or appearance of the conservation area. For these reasons the shutters would be contrary to policies DS1, DS3 and EN3 of the Core Strategy Development Plan Document and the Council's adopted Shopkeepers Guide to Securing their Premises Supplementary Planning Document.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended by The Town and

Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) Regulations 2013.

As this appeal is proceeding under the **Commercial Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate within **four weeks of the Start Date** above at North2@planninginspectorate.gov.uk. If you do not have access to the internet, you can write (quoting the appeal reference) to Room 3D Eagle Wing Temple Quay House 2 The Square Bristol BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents can be inspected on the Planning Portal at www.planningportal.gov.uk/pcs or at Britannia House, Hall Ings during normal office hours.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. When made, the decision will be published on the Planning Portal at www.planningportal.gov.uk/pcs.

Yours faithfully

Junaid Baig
Planning Officer

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NEIGHBOURS NOTIFIED

First Floor York Building 18 Cooke Street Keighley West Yorkshire BD21 3NN

14A Cooke Street Keighley West Yorkshire BD21 3NN

Masonic Hall 12 Cooke Street Keighley West Yorkshire BD21 3NN

Stonebridge Insolvency Limited York Building 18 Cooke Street Keighley West Yorkshire
BD21 3NN

111 - 115 Cavendish Street Keighley West Yorkshire BD21 3DG

**Christine Eastbury
Keighley Town Council
Keighley Civic Centre
North Street
Keighley
BD21 3RZ**

Department of Place

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Paul Verity
Tel: (01274) 434605
E-Mail: planning.appeals@bradford.gov.uk
Ward: Keighley Central (ward 15)
Application Number: 21/06380/FUL

25 May 2022

Dear Sir/Madam

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

I am writing to advise you that an appeal has been made to the Secretary of State in respect of the above application and enclose, for your information, a copy of a letter sent to those persons on the attached list, who the Council considers to be most affected by this appeal.

Yours faithfully

**Paul Verity
Planning Officer**

Copy of letter sent to neighbours

Department of Place

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Paul Verity
Tel: (01274) 434605
E-Mail: planning.appeals@bradford.gov.uk
Ward: Keighley Central (ward 15)
Application Number: 21/06380/FUL

25 May 2022

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

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

I am writing to advise you that an appeal has been made to the First Secretary of State in respect of the above Planning application.

This appeal is against the refusal of the Council to grant Planning Permission for the following reason(s):

1. The proposal would result in a large unsecured and open undercroft parking area and there is a lack of information regarding security and surveillance features. The proposed building would have inadequate standards of security and safety which is contrary to Policy DS5 of the Core Strategy Development Plan Document.
2. By reason of its detailing, fenestration, large open undercroft and flat roof design, the proposal would be out of keeping with the scale and design of surrounding buildings and would appear as an obtrusive and detrimental feature in the wider street scene. As such the extension would be detrimental to visual amenity and contrary to policies DS1, DS3 and SC9 of the adopted Core Strategy Development Plan Document.
3. The proposed extension would result in a significant intensification of the existing business/warehouse use and would displace the existing off-street loading/unloading

facilities serving the premises. Proposals for waste handling within Back Prospect Place in unacceptable. The proposal is likely to result in conditions detrimental to highway safety and inconvenience to other users and is contrary to policies DS4, DS5 and TR2 of the Core Strategy Development Plan Document.

The appeal is to be decided on the basis of **written representations**.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to Ruth Howell at 3D Eagle Temple Quay House 2 The Square Bristol BS1 6PN.

All representations must be received **within five weeks of the Start Date** above. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The original application 21/06380/FUL together with details for the appeal can be viewed on the Council's online planning system at www.bradford.gov.uk/onlineplanning. The relevant documents can also be viewed at Britannia House, Hall Ings during normal office hours.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

Paul Verity
Planning Officer

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NEIGHBOURS NOTIFIED

Unit G3 Glendale House Goulbourne Street Keighley West Yorkshire BD21 1PG

Unit G1 Glendale House Goulbourne Street Keighley West Yorkshire BD21 1PG

Part Ground Floor Unit G4 Glendale House Goulbourne Street Keighley West Yorkshire
BD21 1PG

Britannia Door Panels Unit G4 Glendale House Goulbourne Street Keighley West Yorkshire
BD21 1PG

First Floor Glendale House Goulbourne Street Keighley West Yorkshire BD21 1PG

Unit G2 Glendale House Goulbourne Street Keighley West Yorkshire BD21 1PG

Flat 1 34 South Street Keighley West Yorkshire BD21 1PF

Ground Floor Flat 36 South Street Keighley West Yorkshire BD21 1PF

36 South Street Keighley West Yorkshire BD21 1PF

Flat 7 34 South Street Keighley West Yorkshire BD21 1PF

Flat 4 34 South Street Keighley West Yorkshire BD21 1PF

Flat 3 34 South Street Keighley West Yorkshire BD21 1PF

32 South Street Keighley West Yorkshire BD21 1PF

Flat 5 34 South Street Keighley West Yorkshire BD21 1PF

Flat 2 34 South Street Keighley West Yorkshire BD21 1PF

Flat 6 34 South Street Keighley West Yorkshire BD21 1PF

Kings Head Hotel 38 South Street Keighley West Yorkshire BD21 1PF

King's Head Keighley BD21 1PF

89-91 South Street Keighley BD21 1AD

62 Oakwood Drive Bingley BD16 4SL

