



## KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney  
Town Clerk to the Town Council  
19 July 2022

Email: [townclerk@keighley.gov.uk](mailto: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 July 2022 at 6pm.**

Mr. Joe Cooney  
Town Clerk

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### **COMMITTEE MEMBERSHIP**

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

\*Committee Terms of Reference are contained within the Scheme of Delegation.

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### **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 12 July 2022.

*To follow*

### 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.	22/02993/HOU	Conversion of existing garage and rear extension to form additional living space	Turnshaw Farm Hob Cote Lane Oakworth Keighley West Yorkshire BD22 0RZ

2.	22/02994/HOU	Construction of front and rear side dormer windows, raised 500mm roof ridge, rear side extension with solar panel on extension roof	Mardene Hill Top Road Hainworth Keighley West Yorkshire BD21 5QN
3.	22/02747/FUL	Refrigeration plant to be installed in basement level car park, internal fire rated room being formed. Louvres and service route riser to be installed on adjacent external building elevation.	Morrisons Worth Way Keighley West Yorkshire BD21 5AE
4.	22/03063/HOU	Two storey side and rear extension	30 Harewood Crescent Keighley West Yorkshire BD22 7NJ
5.	22/02728/FUL	Construction of two detached dwellings	Land To Front Of 82 And 84 Banks Lane Riddlesden Keighley West Yorkshire BD20 5PJ
6.	22/02848/FUL	Construction of storage building for maintenance and operation of cemetery	Yorkshire Gardens Of Peace Black Hill Lane Keighley West Yorkshire BD20 6NE
7.	22/02655/FUL	Construction of 2no split level semi detached houses	Non Addressable At Grid Ref 405914 442585 Eelholme View Street Keighley West Yorkshire
8.	22/02887/FUL	Conversion of existing 2 storey wardens house into 2no. 1 bedroom flats	Merlin Court Apsley Street Keighley West Yorkshire
9.	22/03128/HOU	Double storey side extension	115 Upper Hird Street Keighley West Yorkshire BD21 1NH
10.	22/03131/HOU	Double storey side and rear extension	22 Grange Road Riddlesden Keighley West Yorkshire BD20 5AA
11.	22/02934/FUL	Construction of field shelter/stables on permanent base	Low Barn High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX
12.	22/02947/FUL	Change of use of part of existing agricultural land (grassland) to secure dog	Land Between Dimples Lane And Morton Lane Hawthorne

		walking/exercise area with associated small parking area for off road parking	Way East Morton Keighley West Yorkshire
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ii) Applications Granted

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee response</b>
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
22/02145/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
22/02207/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
22/02141/HOU	Single storey rear extension; first floor front extension; front and rear dormers	8 Asthall Close Keighley West Yorkshire BD21 2PQ	Keighley Town Council has no objection and recommends approval
22/01787/LBC	Alterations and improvements to make property habitable, to include kitchen. Re-opening up of windows	25 Damems Farm Damems Keighley West Yorkshire BD22 7AS	Keighley Town Council has no objection and recommends approval

	previously walled up and a new window opening for the bathroom. Stairs to be partitioned off to form lounge area. Division of upstairs to form landing and bathroom and associated works		
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iii) Applications Refused

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee response</b>
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.
22/01583/FUL	Replacement dwelling	40 Leach Road Riddlesden Keighley West Yorkshire BD20 5DA	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

iv) Applications Withdrawn

<b>Application</b>	<b>Description</b>	<b>Location</b>	<b>Committee response</b>
22/01931/FUL	Construction of pair of semi detached dormer bungalows	Applegarth Calton Road Thwaites Brow Keighley West	No Comment

		Yorkshire BD21 4UR	
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v) Other Planning Matters

Planning Appeals

None.

**7. Delegation of comments on Planning Applications**

None.

**8. Pre-Application Consultation – For Decision**

None.

**9. Date & Time of Next meeting**

Tuesday 13 September 2022, 6pm, Civic Centre, North Street, Keighley, BD21 3RZ.

**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](mailto:joe.cooney@keighley.gov.uk)

Late apologies should be made by phone to the senior officer scheduled to attend.