



KEIGHLEY TOWN COUNCIL

Minutes of the Planning Committee held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 28 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

012/2022 (P) Welcome

The Chairman opened the meeting and reminded members of the rules of debate under Standing Order 1.

013/2022 (P) Apologies for absence

Cllr Dowse
Cllr Clark

RESOLVED to accept and record the above apologies

014/2022 (P) Declarations of Interest

None.

015/2022 (P) Public Question Time

None.

016/2022 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 14 June 2022 be confirmed as a true record of the proceedings and signed by the Chair.

017/2022 (P) Planning Applications

i) New Applications

Application No	Comment
22/02479/HOU	Recommend refusal due to the negative impact on the Conservation Area
22/02561/HOU	No objection and recommend approval
22/01787/LBC	No objection and recommend approval
22/02605/HOU	Recommend refusal due to the negative impact on the street scene
22/02621/HOU	No objection and recommend approval
22/02158/FUL	No objection and recommend approval
22/02598/HOU	No objection and recommend approval
22/01616/FUL	No objection and recommend approval
22/02595/HOU	No objection and recommend approval
22/02614/HOU	No objection and recommend approval
22/02617/HOU	No objection and recommend approval
22/02209/MAF	No objection and recommend approval
22/02632/HOU	No objection and recommend approval
22/02675/HOU	No objection and recommend approval
22/02411/FUL	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
22/01471/HOU	Construction of 2 no. single garages and formation of dropped kerb 3m wide.	6 Westfell Road Keighley West Yorkshire BD22 6EN	Application not yet validated
22/00875/FUL	Construction of detached dwelling	60 Beauvais Drive Sandbeds Keighley West Yorkshire BD20 5LQ	Keighley Town Council has no objection and recommends approval
22/01416/HOU	Construction of conservatory to rear	4 Canal Road Riddlesden Keighley West Yorkshire BD20 5AP	Keighley Town Council has no objection and recommends approval
22/01556/HOU	Double storey side extension (1.3m wide)	19 Redcliffe Grove Keighley West Yorkshire BD21 2RQ	Keighley Town Council is concerned the proposal would be an overdevelopment of the site and recommends the application is refused.

22/01508/HOU	Front and rear dormer windows.	28 Rutland Street Keighley West Yorkshire BD21 1EX	Keighley Town Council has no objection and recommends approval
22/01396/FUL	Construction of two houses and home office	Land East Of 12 Leach Way Riddlesden Keighley West Yorkshire	Keighley Town Council has no objection and recommends approval
22/01306/FUL	Redevelopment of the outbuildings to form a new detached dormer bungalow	28 Southlands Road Riddlesden Keighley West Yorkshire BD20 5HQ	Keighley Town Council recommends refusal as none of the issues highlighted in application 21/00574/FUL have been addressed.
22/01656/HOU	Single storey rear extension.	61 Thorneycroft Road East Morton Keighley West Yorkshire BD20 5QW	Keighley Town Council has no objection and recommends approval
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	Keighley Town Council has no objection and recommends approval
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	Keighley Town Council has no objection and recommends approval
22/01773/HOU	Single storey first floor rear extension.	Old Barn Brown Springs Lane Keighley West Yorkshire BD22 7LR	Keighley Town Council has no objection and recommends approval
22/01798/HOU	Loft conversion including construction of front and rear dormers	89 Florist Street Keighley West Yorkshire BD21 4EN	Keighley Town Council has no objection and recommends approval
22/01806/HOU	Single storey rear extension to infill	7 Millstream Close East Morton	Keighley Town Council has no

	between existing rear extension and detached garage	Keighley West Yorkshire BD20 5QG	objection and recommends approval
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iii) Applications Refused

Application	Description	Location	Committee Response
22/01328/FUL	Construction of single storey dwelling (bungalow)	Oakland Clough Lane Oakworth Keighley West Yorkshire BD22 7HP	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.
22/01365/HOU	Construction of dormer window to front, replacement dormer to rear and minor hips to extension of gables	190 Highfield Lane Keighley West Yorkshire BD21 2HU	Keighley Town Council has no objection and recommends approval
22/01639/HOU	Double storey rear extension	22 - 24 Goose Eye Laycock Keighley West Yorkshire BD22 0PD	Keighley Town Council has no objection and recommends approval

iv) Applications Withdrawn

None.

v) Other Planning Matters

Notice of Appeal

Appeal by: Mr Heaton

Address: Whirloes Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU

Proposal: Detached private garage and formation of new vehicular access, drive and dropped kerb

Appeal Number: 22/00075/APP/HOU

Inspectorate Reference Number: APP/W4705/D/22/3300407

Start Date: 09.06.2022

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

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

018/2022 (P) Delegated Decisions

None.

019/2022(P) Neighbourhood Plan

Members considered a report from the Town Clerk relating to the Neighbourhood Planning process.

RESOLVED members recommended to Full Council that the town council commences work to develop a Keighley Neighbourhood Plan.

RESOLVED members recommended to Full Council that the initial development stages of the plan be overseen by the Planning Committee.

RESOLVED members recommended to Full Council that a report be presented to the September Council meeting setting out the options for oversight and management of the neighbourhood planning process.

020/2022 (P) Pre-Application Consultation

a. Area Planning Panel

21/05013/FUL- Construction of six dwellings at Former Mortuary Skipton Road Keighley West Yorkshire

b. Area Planning Panel

22/01258/VOC - Variation of condition 14 (hours of opening) of planning permission 06/02132/FUL to increase hours of operation/trading hours to 7:00am to 6:00pm Mondays to Fridays, 7:00am to 4:00pm on Saturdays, 08:00 to 4:00pm on Bank or Public Holidays - the premises shall not be used on Sundays at Jewsons Royd Ings Avenue Keighley West Yorkshire BD21 4BZ

RESOLVED Noted

021/2022 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 12 July 2022 at 6.00pm.

Signed **Date**
Chair

DRAFT