



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
5 July 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 12 July 2022 at 6pm.**

Mr. Joe Cooney
Town Clerk

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.

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 28 June 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.	22/02470/HOU	Replacement of existing boundary wall that had been demolished. Wall to be built to same height as the dividing walls between gardens.	22 Lidget Keighley Road Oakworth Keighley West Yorkshire BD22 7HH

2.	22/02575/FUL	Refurbishment of restaurant to include changes to elevations with extensions totalling 62.1 sqm, incorporating the relocation of the entrance with new door, glazing, replacement and extended 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	MacDonalds Restaurant Hard Ings Road Keighley West Yorkshire BD21 3NB
3.	22/02842/HOU	Construction of two storey side extension for a disabled person	1 Mayfield Drive Sandbeds Keighley West Yorkshire BD20 5LS
4.	22/02877/HOU	Single storey rear extension, rendering remainder of property, raising of dormer flat roof to front and rear elevations	7 Keelham Lane Keighley West Yorkshire BD20 6DE
5.	22/02620/FUL	Re-Alignment of Domestic Curtilage and Inclusion of Existing Garage into the Domestic Curtilage	High Barn High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX
6.	22/02918/HOU	Proposed side extension, dormers to front and rear to previously approved hip to gable, loft conversion and rear dormer.	Harlow Hill Top Road Hainworth Keighley West Yorkshire BD21 5QN
7.	22/02684/FUL	Development of six flats (3 x 2 bedroom and 3 x 1 bedroom) with communal staircase, bin stores and cycle storage	Land Between 84 And 94 South Street Keighley West Yorkshire
8.	22/02374/HOU	Construction of car port. (Retrospective application)	6 Elam Wood Road Riddlesden Keighley West Yorkshire BD20 5QH

ii) Applications Granted

Application	Description	Location	Committee Response
22/01812/HOU	Construction of a two storey side extension	343 Fell Lane Keighley West Yorkshire BD22 6DB	Keighley Town Council has no objection and recommends approval
22/01812/HOU	Construction of a two storey side extension	343 Fell Lane Keighley West Yorkshire BD22 6DB	Keighley Town Council has no objection and recommends approval
22/01795/HOU	Proposed two single storey side and rear extension	42 Prospect Mount Keighley West Yorkshire BD22 6LS	Keighley Town Council has no objection and recommends approval
22/01874/HOU	Single storey side and rear extension	4 Fell Grove Keighley West Yorkshire BD22 6LD	Keighley Town Council has no objection and recommends approval
22/01884/HOU	Double storey side and rear extension.	2 Harden Grove Long Lee Keighley West Yorkshire BD21 4TR	Keighley Town Council has no objection and recommends approval
22/01886/HOU	Single storey front porch extension	3 Scholars Way Riddlesden Keighley West Yorkshire BD20 5QE	Keighley Town Council has no objection and recommends approval
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	Coppo Hill Farm Tarn Lane Laycock Keighley West Yorkshire BD20 6FU	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
22/01805/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 service boxes, alterations to the kerb lines and new hard standings with associated works.	MacDonalds Restaurant Hard Ings Road Keighley West Yorkshire BD21 3NB	Keighley Town Council has no objection and recommends approval

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
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iii) Applications Refused

Application	Description	Location	Committee Response
22/01890/HOU	6ft fence to front (retrospective)	6 Sunny Hill Grove Keighley West Yorkshire BD21 1RU	Keighley Town Council recommends the application is refused due to the adverse impact on the street scene
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.

iv) Applications Withdrawn

None.

v) Other Planning Matters

Planning Appeals

None.

7. Delegation of comments on Planning Applications

None.

8. Neighbourhood Plan – For Noting

To invite a Locality Neighbourhood Plan Champion to discuss with the committee the Neighbourhood Planning process

9. Pre-Application Consultation – For Decision

None.

10. Date & Time of Next meeting

Tuesday 26 July 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

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 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