



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
6 September 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 13 September 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 26 July 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.	22/03701/HOU	Double storey side extension	11 Southlea Avenue Keighley West Yorkshire BD22 7NL
2.	22/03518/HOU	Loft conversion with rear dormer, alterations to existing side elevation to form traditional tiled roof	248 Bradford Road Riddlesden Keighley West Yorkshire BD20 5JT

		and changes to fenestration	
3.	22/03731/HOU	Removal of conservatory and construction of single storey rear extension	1 Far Low Bank Oakworth Keighley West Yorkshire BD22 7SB
4.	22/03535/FUL	Construction of detached dwelling along with associated landscaping/parking/drop kerb and retaining walls and the demolition of an existing garage.	29 Wheathead Drive Keighley West Yorkshire BD22 6LT
5.	22/03564/FUL	Change of use of land to domestic curtilage	3 Hawthorne Way East Morton Keighley West Yorkshire BD20 5SX

ii) Applications Granted

Application	Description	Location	Committee response
21/06130/FUL	Steel frame unit to existing builders yard	The Old Stone Yard Alkincote Street Keighley West Yorkshire BD21 5JT	Keighley Town Council has no objection to the application and recommends approval
22/00527/HOU	Proposed two story extension to the rear	5 Millstream Close East Morton Keighley West Yorkshire BD20 5QG	Keighley Town Council has no objection to the application and recommends approval.
22/00558/HOU	Two storey side and rear extension	7 Moor View Grove Long Lee Keighley West Yorkshire BD21 4RR	Keighley Town Council objects to this application on the grounds it is overdevelopment on the proposed site.
22/00864/FUL	Formation of three residential units above existing ground floor unit; internal changes to ground floor unit and external changes to elevations including	Former 73 Bradford Road Riddlesden Keighley West Yorkshire BD21 4EZ	Keighley Town Council has no objection to the application and recommends approval.

	installation of flue; formation of parking with external landscaping changes		
22/01165/FUL	Construction of detached 2 bedroom dwelling	Garden To Side Of 21 Sykes Head Keighley Road Oakworth Keighley West Yorkshire BD22 7EN	Keighley Town Council has no objection and recommends approval
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	Jewsons Royd Ings Avenue Keighley West Yorkshire BD21 4BZ	Keighley Town Council has no objection and recommends approval
22/01422/HOU	Single storey rear extension to existing garage. Infill of existing rebate to rear elevation to form open plan living and dining area.	7 Ridgeway Mount Keighley West Yorkshire BD22 6LY	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
22/02007/FUL	Conversion of 1 flat to 3 flats	Flat Above 102 Cavendish Street Keighley West Yorkshire BD21 3DE	Keighley Town Council has no objection and recommends approval
22/01686/FUL	Conversion of existing basement to create commercial space (use class E, F2a & Suis Generis). With associated works	14 Devonshire Street Keighley West Yorkshire BD21 2DG	Keighley Town Council has no objection and recommends approval

	including excavation works to create a separate entrance and new access stairs.		
22/02404/HOU	Two storey side extension and new hardstanding to front for additional parking	27 Pasture Avenue Oakworth Keighley West Yorkshire BD22 7QF	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.
22/02561/HOU	Alterations and construction of new front garage and first floor extensions (resubmission)	10 Highfield Close East Morton Keighley West Yorkshire BD20 5SG	Keighley Town Council has no objection and recommends approval
22/02605/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	Recommend refusal due to the negative impact on the street scene
22/02621/HOU	Single storey rear extension and garage conversion	17 Epworth Place Oakworth Keighley West Yorkshire BD22 7ST	Keighley Town Council has no objection and recommends approval
22/02158/FUL	Demolition of existing agricultural building and construction of block of 4 garages	Moorlands Farm Upwood Lane East Morton Keighley West Yorkshire BD20 5TX	Keighley Town Council has no objection and recommends approval
22/02598/HOU	Double storey side extension to replace existing single garage	42 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QT	Keighley Town Council has no objection and recommends approval
22/01616/FUL	Conversion of existing offices into	23 Devonshire Street Keighley	Keighley Town Council has no objection and

	5 HMOs units and 1 bedroom apartment	West Yorkshire BD21 2BH	recommends approval
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iii) Applications Refused

Application	Description	Location	Committee response
22/01104/HOU	Construction of a two storey rear extension	5 River Mount Bradford Road Riddlesden Keighley West Yorkshire BD21 4ES	Keighley Town Council has no objection to the application and recommends approval.
22/01385/FUL	Construction of detached eco dwelling	Land North West Of New House Farm Sykes Lane Oakworth Keighley West Yorkshire	Keighley Town Council has no objection and recommends approval
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	Keighley Town Council is concerned the proposed development is overdevelopment of the site and recommends refusal
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	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.
22/02300/HOU	Double storey side extension; partial loft and garage conversion	Bilberry Cottage 87 Banks Lane Riddlesden Keighley West Yorkshire BD20 5DN	Keighley Town Council has no objection and recommends approval
22/02479/HOU	Two storey rear extension	8 Laycock Lane Laycock Keighley West Yorkshire BD22 0PP	Keighley Town Council recommend refusal due to the negative impact on

			the Conservation Area
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iv) Applications Withdrawn

Application	Description	Location	Committee response
22/01880/HOU	Double storey side and single storey rear extension	251 Highfield Road Keighley West Yorkshire BD21 2RN	Keighley Town Council requests this application is to be referred to planners due to concerns to the siting of windows overlooking the neighbouring property and the scale of the overall development
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 principle but it is concerned about the proposed size and scale of the side extension

v) Following Enforcement Notice

Application	Description	Location	Committee response
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	Keighley Town Council has no objection and recommends approval

vi) Planning Appeals

a.

Notice of Appeal

Appeal by: Mr Dayne Ward

Address: 6 Sunny Hill Grove Keighley West Yorkshire BD21 1RU

Proposal: Fence to front (retrospective)

Appeal Number: 22/00106/APPHOU

7. Delegation of comments on Planning Applications

Application	Description	Location	Committee response
22/02664/FUL	Single storey extension to an existing commercial garage (retrospective).	Former David Moore Haulage Unit 2 Worth Way Keighley West Yorkshire BD21 5JP	Keighley Town Council no objection and recommend approval
22/03176/CLP	The application is to enlarge the height of one window on the front elevation ground floor by 280 mm.	10 Hamworth Drive Oakworth Keighley West Yorkshire BD22 0DS	Keighley Town Council no objection and recommend approval
22/02975/HOU	Single storey rear kitchen extension, internal reconfiguration, new patio doors from Dining Room, new side door to garage and formation of paved terraces to garden.	17 Branby Avenue East Morton Keighley West Yorkshire BD20 5WG	Keighley Town Council no objection and recommend approval
22/03031/LBC	Replace the existing non original timber double glazed windows to the rear elevation & the rear	13 Hainworth Keighley West Yorkshire BD21 5QH	Keighley Town Council no objection and recommend approval
22/02889/FUL	Conversion of a derelict 4 story residential property into two separate residential units. The basement is accessed directly from the rear of the property and will form one self-contained flat. Change of use of ground, first and second floors from C3 to C4 (4 bedroom HMO)	306 Skipton Road Keighley West Yorkshire BD20 6AT	Subject to satisfactory conclusion of the issues raised by Housing Standards, Keighley Town Council has no objection to this application.
22/03203/HOU	Single storey rear extension	55 Low Fell Close Keighley West	Keighley Town Council no objection

		Yorkshire BD22 6ER	and recommend approval
22/02985/FUL	Single storey warehouse extension to rear of property and revised garage proposals with full second storey, external stairs and balcony.	Octagon House Bradford Road Sandbeds Keighley West Yorkshire BD20 5LY	Keighley Town Council no objection and recommend approval
22/03127/HOU	Installation of door to rear of garage and disabled ramp.	2 Greensyke Cottages Pole Road Laycock Keighley West Yorkshire BD22 0FE	Keighley Town Council no objection and recommend approval
22/03233/HOU	Proposed front and rear dormer windows.	144 Highfield Lane Keighley West Yorkshire BD21 2HU	Keighley Town Council no objection and recommend approval
22/03108/FUL	Installation of CCTV camera	36 North Street Keighley West Yorkshire BD21 3SE	Keighley Town Council no objection and recommend approval
22/03270/HOU	Single storey rear extension and front two storey glass porch	9 Glenlyon Drive Keighley West Yorkshire BD20 6LL	Keighley Town Council no objection and recommend approval
22/03277/HOU	Garage conversion, addition of two roof lights to the garage roof and changes to fenestration	2 Hartleys Square East Morton Keighley West Yorkshire BD20 5TN	Keighley Town Council no objection and recommend approval
22/03136/HOU	First floor extension to existing ground floor room at rear	118 North Dean Road Keighley West Yorkshire BD22 6QX	Keighley Town Council no objection and recommend approval
22/03318/HOU	Barn restoration. New front porch, external store and Interior modifications	The Barn Clough Bank Lane Laycock Keighley West Yorkshire BD22 0PZ	Keighley Town Council no objection and recommend approval
22/03330/HOU	Proposed single storey extension	1 Glatton Drive Keighley West Yorkshire BD22 7FD	Keighley Town Council no objection and recommend approval
22/03337/HOU	Two storey rear extension and formation of new dormer on line of existing on front elevation	5 Clifffestone Drive East Morton Keighley West Yorkshire BD20 5RR	Keighley Town Council no objection and recommend approval
22/02895/FUL	Conversion of existing detached	Farways Oldfield Lane Oldfield	Keighley Town Council no objection

	garage into Holiday Cottage and creation of additional access and off street parking for existing dwelling	Keighley West Yorkshire BD22 0HZ	and recommend approval
22/03324/HOU	Front and rear dormer windows	144 Devonshire Street Keighley West Yorkshire BD21 2QJ	Keighley Town Council no objection and recommend approval
22/03340/HOU	Two storey extension to side and single storey extension to the rear (resubmission)	20 High Spring Gardens Lane Keighley West Yorkshire BD20 6JS	Keighley Town Council no objection and recommend approval
22/03369/HOU	Single storey rear extension	61 Greystones Drive Keighley West Yorkshire BD22 7AL	Keighley Town Council no objection and recommend approval
22/03367/HOU	Side extension. Existing drive/parking increased in width to 5.0m - permeable surface - note existing vehicular access - ie not increased in width	51 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QU	Keighley Town Council no objection and recommend approval
22/03223/FUL	Change of Use from retail (GF) and offices (1st & 2nd) into a bar on ground and first floors with staff accommodation and storage on the 2nd floor	60 Low Street Keighley West Yorkshire BD21 3PT	Keighley Town Council no objection and recommend approval
22/03240/FUL	Change of use of storage unit (B8 Use Class) into 6No dark kitchen units (Sui Generis) with external alterations to provide access to the basement and ground floor levels.	Former Storage Unit Russell Street Keighley West Yorkshire BD21 2JP	Refer to planners to resolve highways issues
22/02982/FUL	Change of use from ancillary accommodation to a separate residential dwelling	Gate House Lodge Highfield House Street Lane East Morton Keighley West Yorkshire BD20 5SE	Keighley Town Council notes this is an existing residential property that is seeking a technical change of use to a separate dwelling. In

			principal the Town Council has no objections subject to the previous planning conditions being correctly disposed of in relation to the future use of the property.
22/02906/FUL	Construction of two new semi-detached dwellings on the land to the side of number 19	Coppergate 19 Braithwaite Road Keighley West Yorkshire BD22 6PY	Keighley Town Council has concerns regarding the proposed application. The Town Council is concerned that the application would result in an overdevelopment of the site and will have an adverse effect on the Braithwaite village conservation area. For these reasons the town council recommends the application is refused.
22/03263/HOU	Triple storey side extension (resubmission of 22/01817/HOU)	12 Railway Street Keighley West Yorkshire BD20 6AQ	Keighley Town Council has concerns the proposed development would result in the site being overdeveloped having a negative impact on the street scene. For this reason the town council is minded to recommend the application be refused.
22/03071/FUL	Demolition of existing stable and construction of new stable block building in new location	4 Back Shaw Farm Back Shaw Lane Keighley West Yorkshire BD21 5QU	Keighley Town Council no objection and recommend approval
22/02412/FUL	Construction of nine houses and car parking	Land 403886 438232 Mytholmes Lane Haworth	Keighley Town Council notes that at least some of the

		Keighley West Yorkshire	<p>proposed site is Greenbelt and the town council is concerned about development within the Greenbelt.</p> <p>The town council is also concerned about the possible development with flood zone 3b, if the development is within the flood zone 3b, that would be in contravention of policy and as such the application should be refused.</p>
22/03450/HOU	Retrospective planning permission application for detached garage	Quarry Side Hill Top Road Hainworth Keighley West Yorkshire BD21 5QN	Keighley Town Council no objection and recommend approval
22/03458/HOU	Proposed first floor side extension for special needs person.	282 Oakworth Road Keighley West Yorkshire BD21 1RH	Keighley Town Council no objection and recommend approval
22/03467/HOU	Proposed roof to be raised, front and rear dormers, two storey side and single storey front and rear extension.	7 Maple Grove Keighley West Yorkshire BD20 6TY	Keighley Town Council is concerned about the scale of the development and the potential impact on the street scene. The town council would be minded to recommend refusal.
22/03177/FUL	Change of use of basement to one bedroom flat	222 Skipton Road Keighley West Yorkshire BD20 6AA	Keighley Town Council is concerned about the scale of the development and the potential impact on the street scene. The town council would be minded to recommend refusal.
22/03483/HOU	General refurbishment of the dwelling including alterations to fenestration and building upgrade to	9 Little Lane East Morton Keighley West Yorkshire BD20 5UQ	Keighley Town Council is concerned about the scale of the development and the potential impact

	include renewable energy installation, heritage enhancements and building repair.		on the street scene. The town council would be minded to recommend refusal.
22/03405/HOU	Single storey rear extension	24 High Spring Gardens Lane Keighley West Yorkshire BD20 6JS	Keighley Town Council is concerned about the scale of the development and the potential impact on the street scene. The town council would be minded to recommend refusal.
22/03331/HOU	Installation of front and rear dormers	8 Lord Street Keighley West Yorkshire BD21 3DB	Keighley Town Council no objection and recommend approval
22/03554/HOU	Two storey side and rear extension, front and rear dormer with hip to gable	81 Grange Crescent Riddlesden Keighley West Yorkshire BD20 5AH	Keighley Town Council no objection and recommend approval
22/03447/FUL	Replacement of existing ATM	36 North Street Keighley West Yorkshire BD21 3SE	Keighley Town Council no objection and recommend approval
22/03448/ADV	Replacement of existing external ATM signage with new	36 North Street Keighley West Yorkshire BD21 3SE	Keighley Town Council no objection and recommend approval
22/03593/HOU	Construction of two storey rear extension	8 Laycock Lane Laycock Keighley West Yorkshire BD22 0PP	Keighley Town Council notes the amendments made to the previous application and the reduced impact on the conservation area. With appropriate conditions added to ensure the development is sympathetic to the conservation area, the Town Council has no objections.
22/03558/HOU	Two storey rear extension	5 River Mount Bradford Road Riddlesden Keighley West	Keighley Town Council no objection and recommend approval

		Yorkshire BD21 4ES	
22/03565/HOU	Three storey side extension	3 Hawthorne Way East Morton Keighley West Yorkshire BD20 5SX	Keighley Town Council no objection and recommend approval
22/03211/PN3MA	Change of use to 10 apartments	147 Skipton Road Keighley West Yorkshire BD21 3BG	In principal Keighley Town Council has no objections to the proposal. However, the town council is concerned about the lack of parking provision included within the development site.
22/03501/ADV	Display of 3 internally illuminated fascia signs, 1 non illuminated fascia sign and 1 internally illuminated pylon sign.	Cornmill Garage South Street Keighley West Yorkshire	Keighley Town Council no objection and recommend approval
22/03503/FUL	Change of use from highway to gardens	12, 14 And 16 Granby Lane Riddlesden Keighley West Yorkshire BD20 5AY	Keighley Town Council no objection and recommend approval
22/03631/HOU	Two storey rear, single storey side carport and front porch extension (resubmission)	1 Sefton Place Keighley West Yorkshire BD21 3BD	Keighley Town Council no objection and recommend approval
22/03464/HOU	Front and rear dormers	75 East Avenue Keighley West Yorkshire BD21 3JX	Keighley Town Council no objection and recommend approval

8. Pre-Application Consultation – For Decision

None.

9. Date & Time of Next meeting

Tuesday 27 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

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 26 July 2022.

Present: Councillor M Walker
Councillor Abberton
Councillor Corkindale
Councillor Clark
Councillor Hussain (until 6:45pm)
Councillor Lawless

Councillor Kirby – Ex Officio

Also Present: Joe Cooney, Town Clerk
Cllr Adams – Observing
Iain Cunningham, Principal Planning Officer, BMDC

032/2022 (P) Welcome

In the absence of the Chairman and Vice Chairman the committee was required to appoint a Chairman for the meeting

Cllr M Walker proposed by Cllr Corkindale and seconded by Cllr Abberton

RESOLVED to appoint Cllr M Walker to Chair the meeting

033/2022 (P) Apologies for absence

Cllr Akhtar
Cllr Lawless

RESOLVED to accept and record the above apologies

034/2022 (P) Declarations of Interest

None.

035/2022 (P) Public Question Time

Iain Cunningham, Principal Planning Officer from Bradford MDC joined the meeting to talk to members about the Neighbourhood Plan process and the role that Bradford MDC provide throughout the plan setting process.

036/2022 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 12 July 2022 be confirmed as a true record of the proceedings and signed by the Chair.

037/2022 (P) Planning Applications

i) New Applications

Application No	Comment
22/02993/HOU	Keighley Town Council no objection and recommend approval
22/02994/HOU	Keighley Town Council no objection and recommend approval
22/02747/FUL	Keighley Town Council no objection and recommend approval
22/03063/HOU	Keighley Town Council no objection and recommend approval
22/02728/FUL	Keighley Town Council no objection and recommend approval
22/02848/FUL	The Town Council has concerns over the size of the development and its negative impact on the street scene and recommends the application is refused
22/02655/FUL	Keighley Town Council no objection and recommend approval
22/02887/FUL	Keighley Town Council no objection and recommend approval
22/03128/HOU	Keighley Town Council no objection and recommend approval
22/03131/HOU	Keighley Town Council no objection and recommend approval
22/02934/FUL	Keighley Town Council no objection and recommend approval
22/02947/FUL	Keighley Town Council 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
22/02039/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	63 Grange Road Riddlesden Keighley West Yorkshire BD20 5AB	Referred to Planning Officers

	with balcony elements as shown on the proposed drawings.		
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 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	25 Damems Farm Damems Keighley West Yorkshire BD22 7AS	Keighley Town Council has no objection and recommends approval

iii) **Applications Refused**

Application	Description	Location	Committee response
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

Application	Description	Location	Committee response
22/01931/FUL	Construction of pair of semi detached dormer bungalows	Applegarth Calton Road Thwaites Brow Keighley West Yorkshire BD21 4UR	No Comment

v) Other Planning Matters

None.

038/2022 (P) Delegated Decisions

None.

039/2022 (P) Pre-Application Consultation

None.

040/2022 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 13 September 2022 at 6.00pm.

Signed

Chair

Date

**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 West (ward 17)
Application Number: 22/01890/HOU

5 September 2022

Dear Sir/Madam

Notice of Appeal

Appeal by: Mr Dayne Ward

Address: 6 Sunny Hill Grove Keighley West Yorkshire BD21 1RU

Proposal: Fence to front (retrospective)

Appeal Number: 22/00106/APP/100

Inspectorate Reference Number: APP/W4705/D/22/3305429

Start Date: 25.08.2022

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 West (ward 17)
Application Number: 22/01890/HOU

5 September 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 Dayne Ward

Address: 6 Sunny Hill Grove Keighley West Yorkshire BD21 1RU

Proposal: Fence to front (retrospective)

Appeal Number: 22/00106/APPHOU

Inspectorate Reference Number: APP/W4705/D/22/3305429

Start Date: 25.08.2022

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 unsympathetic materials and design, and prominent position of the 1.8-metre high timber fence creates a stark, incongruous and dominant feature that is poorly related to the appearance, and fails to maintain or improve the character and quality, of the host dwelling and wider street scene. For these reasons the fence fails to accord with policies DS1 and DS3 of the Core Strategy Development Plan Document and the Council's adopted Householder Supplementary Planning Document.
2. The excessive height and extent of the boundary fence would impede the visibility splays for vehicles using the adjacent driveways. Vehicles exiting the driveway would pose an unacceptable risk to pedestrians and vehicles using the adjoining highway. For these reasons the proposal would harm highway safety contrary to Policy DS4 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

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 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. 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 Nicholas Patch, Room 3D 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

7 Sunny Hill Avenue Keighley West Yorkshire BD21 1RX

8 Sunny Hill Grove Keighley West Yorkshire BD21 1RU

4 Sunny Hill Grove Keighley West Yorkshire BD21 1RU

9 Sunny Hill Avenue Keighley West Yorkshire BD21 1RX