



KEIGHLEY TOWN COUNCIL

Minutes of the Planning Committee held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 27 September 2022.

Present: Councillor M Walker
Councillor Abberton
Councillor Corkindale
Councillor Clark
Councillor Dowse
Councillor Akhtar
Councillor Lawless
Councillor Graham
Councillor Maunsell – Ex Officio

Also Present: Joe Cooney, Town Clerk

041/2022 (P) Election of a Chairman

Members were required to elect a Chairman for the remainder of the Municipal year 2022/23.

Cllr Clark proposed by Cllr Lawless and seconded by Cllr Dowse.

Cllr M Walker proposed by Cllr Abberton seconded by Cllr Akhtar.

On being put to the vote it was:-

RESOLVED to elect Cllr M Walker as Chairman for the remainder of the Municipal year 2022/23.

042/2022 (P) Apologies for absence

Cllr Hussain

RESOLVED to accept and record the above apologies

043/2022 (P) Declarations of Interest

None.

044/2022 (P) Public Question Time

One member of the public addressed the committee regarding their concerns about the proposed application on Goose Cote Lane.

045/2022 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 26 July 2022 be confirmed as a true record of the proceedings and signed by the Chair.

046/2022 (P) Planning Applications

i) New Applications

Application No	Comment
22/03732/FUL	This application should be referred back to Planning Officers due to lack of information included in the application
22/03922/HOU	Recommend approval
22/03576/OUT	Recommend refusal as the site is designated Greenbelt and the application doesn't meet the requirements for Greenbelt development. Furthermore, the comments outlined in the Landscape Architects report make clear the negative impact any such development would have on the local area.
22/03886/HOU	Recommend Approval
22/03907/HOU	Recommend Approval
22/03986/HOU	Recommend Approval
22/03944/HOU	Recommend refusal as the application would result in overdevelopment of the site and the proposal would be overbearing on neighbouring properties and adversely overshadow neighbouring properties
22/03923/HOU	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
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;	Former 73 Bradford Road Riddlesden Keighley West	Keighley Town Council has no objection to the application and

	internal changes to ground floor unit and external changes to elevations including installation of flue; formation of parking with external landscaping changes	Yorkshire BD21 4EZ	recommends approval.
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	14 Devonshire Street Keighley	Keighley Town Council has no

	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.	West Yorkshire BD21 2DG	objection and recommends approval
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	Keighley Town Council has no objection and

		Yorkshire BD22 7QT	recommends approval
22/01616/FUL	Conversion of existing offices into 5 HMOs units and 1 bedroom apartment	23 Devonshire Street Keighley West Yorkshire BD21 2BH	Keighley Town Council has no objection and recommends approval

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 principal 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

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
 Inspectorate Reference Number: APP/W4705/D/22/3305429
 Start Date: 25.08.2022

RESOLVED Noted

047/2022 (P) Delegated Decisions

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 Yorkshire BD22 6ER	Keighley Town Council no objection 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 garage into Holiday Cottage and creation of additional access and off street parking for existing dwelling	Farways Oldfield Lane Oldfield Keighley West Yorkshire BD22 0HZ	Keighley Town Council no objection 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 accomodation 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 West Yorkshire	Keighley Town Council notes that at least some of the proposed site is Greenbelt and the town council is concerned about development within the Greenbelt. 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.
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 include renewable energy installation, heritage enhancements and building repair.	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 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	Keighley Town Council notes the amendments made to the

		Yorkshire BD22 OPP	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 Yorkshire BD21 4ES	Keighley Town Council no objection and recommend approval
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	Keighley Town Council no

		Yorkshire BD21 3JX	objection and recommend approval
22/03701/HOU	Double storey side extension	11 Southlea Avenue Keighley West Yorkshire BD22 7NL	Keighley Town Council no objection and recommend approval
22/03518/HOU	Loft conversion with rear dormer, alterations to existing side elevation to form traditional tiled roof and changes to fenestration	248 Bradford Road Riddlesden Keighley West Yorkshire BD20 5JT	Keighley Town Council no objection and recommend approval
22/03731/HOU	Removal of conservatory and construction of single storey rear extension	1 Far Low Bank Oakworth Keighley West Yorkshire BD22 7SB	Keighley Town Council no objection and recommend approval
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	Keighley Town Council no objection and recommend approval

048/2022 (P) Pre-Application Consultation

None.

049/2022 (P) Neighbourhood Plan

Members considered a report from the Town Clerk regarding Neighbourhood Planning

RESOLVED members reaffirmed the Neighbourhood Plan area will be co-terminus with the Parish Boundaries.

RESOLVED members recommended to Full Council that the formal designation application for the Neighbourhood Plan area be submitted to Bradford MDC as soon as possible.

RESOLVED members approved the draft Neighbourhood Plan Steering Group Terms of Reference, with the deletion of clause 10 as any disputes can be dealt with via the town council's complaint policy.

RESOLVED members recommended the amended Neighbourhood Plan Steering Group Terms of Reference to Full Council.

RESOLVED members requested Full Council amend the Planning Committee Terms of Reference to include the responsibility for oversight of the Neighbourhood Planning Process.

RESOLVED members requested the Town Clerk, subject to Full Council approving recommendations 5 & 6, presents a report to the next Planning Committee on the project plan for the recruitment and establishment of the Neighbourhood Plan Steering Group.

050/2022 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 11 October 2022 at 6.00pm.

Signed **Date**
Chair