



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
22 November 2022

Email: townclerk@keighley.gov.uk

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **Planning Committee** which will be held in the **Committee Room** at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on **Tuesday 29 November 2022 at 6pm.**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

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

*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 15 November 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.	22/04421/FUL	Creation of first floor in existing garage to create granny annex with new windows, doors and stairs	High Barn High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX

2.	22/04717/HOU	Front and rear dormers (loft conversion) and single storey rear extension	3 Westburn Avenue Keighley West Yorkshire BD22 6AL
3.	22/04705/HOU	Single storey rear extension & front porch	9 Glenlyon Drive Keighley West Yorkshire BD20 6LL
4.	22/04667/FUL	Change of use of existing Ground Floor Office to Sui-Generous Coach Booking office	21 Devonshire Street Keighley West Yorkshire BD21 2BH
5.	22/04233/FUL	Retention of two animal stalls, one timber stable, one chicken hut, access track and part hardstanding	Chestnut Acres Slaymaker Lane Oakworth Keighley West Yorkshire BD22 7EU
6.	22/04659/FUL	Replace existing wooden coop with permanent wooden agricultural shed to house a sustainable flock safely and securely	Manor Farm Oldfield Lane Oldfield Keighley West Yorkshire BD22 0HY
7.	22/04723/FUL	Change of use from garage/store room to proposed guest room	3 Spring Gardens Mount Keighley West Yorkshire BD20 6LJ
8.	22/04779/HOU	Removal of conservatory and formation of new single storey rear extension	Oak Bank Drive Keighley West Yorkshire BD22 7DX
9.	22/04781/HOU	Conversion of existing garage to habitable room & proposed garden building to rear garden	8 Laycock Lane Laycock Keighley West Yorkshire BD22 0PR
10.	22/04801/HOU	Proposed two storey side extension	31 Spring Gardens Mount Keighley West Yorkshire BD20 6LJ
11.	22/04649/FUL	Various alterations to the external facade. Front Elevation: Existing lightwells being increased in size. New stepped access with railings. New planting to raised ground floor level. New Dormer to match existing style. Side Elevations: Window & door opening sizes altered. Rear Elevation:	147 Skipton Road Keighley West Yorkshire BD21 3BG

		Existing steel escape stair removed. New roof lights added to existing extension roof. New roof light added to main roof. Existing escape door removed and replaced with new window	
12.	22/04692/FUL	Installation of 2.4M Green Polyester Powder Coated Mesh perimeter fencing including the installation of 2no pedestrian gates	Victoria Primary School Cartmel Road Keighley West Yorkshire BD21 2RD
13.	22/04804/HOU	Front and rear dormer windows	70 Catherine Street Keighley West Yorkshire BD21 1HB
14.	22/04860/HOU	Dormer to front elevation	4 Moorcroft Avenue Keighley West Yorkshire BD22 7NE
15.	22/04823/PNT	5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Carr Lane Street Works Carr Lane East Morton Keighley

ii) Applications Granted

Application	Description	Location	Committee response
22/03986/HOU	Proposed front and rear dormer windows	10 Ward Street Keighley West Yorkshire BD21 1JE	Keighley Town Council has no objection and recommend approval
22/03985/HOU	Single storey side extension above existing garage	5 Leach Road Riddlesden Keighley West Yorkshire BD20 5DA	Keighley Town Council refers back to planners as the application hasn't addressed previously raised objections
22/03622/FUL	Construction of two storey unit with parking	Land Adjacent To The Globe Inn Parkwood Street Keighley West Yorkshire	Keighley Town Council has no objection and recommend approval
22/04082/HOU	Double storey front extension with balcony deck; replacement of detached garage with larger garage; removal of static caravan	Lilycroft Hill Top Road Hainworth Keighley West Yorkshire BD21 5QN	Keighley Town Council has no objection and recommend approval

22/04106/HOU	Garage conversion, construction of single storey rear extension and side dormers.	26 High Spring Gardens Lane Keighley West Yorkshire BD20 6JS	Keighley Town Council has no objection and recommend approval
22/04203/HOU	Proposed first floor side extension with front and rear dormers	45 Cliffe Street Keighley West Yorkshire BD21 2ES	Keighley Town Council has no objection and recommend approval

iii) Applications Refused

None.

iv) Applications Withdrawn

None.

v) Following Enforcement Notice

None.

vi) Planning Appeals

None.

7. Delegation of comments on Planning Applications

None.

8. Pre-Application Consultation – For Decision

None.

9. Neighbourhood Plan

To receive a verbal report from the Town Clerk relating to the progress on the Neighbourhood Plan.

10. Date & Time of Next meeting

Tuesday 13 December 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 16 November 2022.

Present: Councillor Kirby - Chairman
Councillor Abberton
Councillor Adams
Councillor Akhtar
Councillor Corkindale
Councillor Dowse
Councillor Hussain
Councillor Lawless

Also Present: Joe Cooney, Town Clerk

061/2022 (P) Welcome

In the absence of the Chairman and Vice Chairman, the committee agreed that Cllr Kirby should chair the meeting.

RESOLVED to appoint Cllr Kirby as Chairman for the committee meeting.

062/2022 (P) Apologies for absence

Cllr Clark
Cllr Graham
Cllr M Walker

RESOLVED to accept and record the above apologies

063/2022 (P) Declarations of Interest

None.

064/2022 (P) Public Question Time

None.

065/2022 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 15 October 2022 be confirmed as a true record of the proceedings and signed by the Chair.

066/2022 (P) Planning Applications

i) New Applications

Application No	Comment
22/04475/HOU	Keighley Town Council is concerned the proposal would result in overdevelopment of the site and have a negative impact on the street scene and therefore, recommends the application is refused
22/04093/FUL	Keighley Town Council has no objection and recommend approval
22/04424/FUL	Keighley Town Council has no objection and recommend approval
22/04548/HOU	Keighley Town Council has no objection and recommend approval
22/04566/HOU	Keighley Town Council has no objection and recommend approval
22/04449/MAR	Keighley Town Council has concerns about the scale, design, layout and impact on the surrounding area of the current proposals. The Town Council would like to refer this application to the Area Planning Committee for consideration.
22/04416/FUL	Keighley Town Council has no objection and recommend approval
22/04640/HOU	Keighley Town Council has 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
22/03367/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
22/02982/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.
22/03263/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.
22/03450/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
22/03177/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	9 Little Lane East Morton Keighley West Yorkshire BD20 5UQ	Keighley Town Council is concerned about the scale of the development and

	building upgrade to include renewable energy installation, heritage enhancements and building repair.		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.
22/03447/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 ATM	36 North Street Keighley West Yorkshire BD21 3SE	Keighley Town Council no objection and recommend approval
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
22/03501/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	Keighley Town Council no objection and recommend approval

		Yorkshire BD20 5AY	
22/03464/HOU	Front and rear dormers	75 East Avenue Keighley West Yorkshire BD21 3JX	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
22/03732/FUL	Alterations to existing elevations to include new shop front entrance, new basement windows at rear and rooflights to front and rear of building	11 - 17 Cavendish Street Keighley West Yorkshire BD21 3RB	This application should be referred back to Planning Officers due to lack of information included in the application
22/03922/HOU	Construction of front and rear dormer windows.	43 Cliffe Street Keighley West Yorkshire BD21 2ES	Keighley Town Council has no objection and recommend approval
22/03886/HOU	Erection of an outbuilding to be used as a garage/office space	12 Cranleigh Mount Keighley West Yorkshire BD21 1LU	Keighley Town Council has no objection and recommend approval
22/03907/HOU	Two storey side extension	42 Hollins Lane Keighley West Yorkshire BD20 6LT	Keighley Town Council has no objection and recommend approval
22/03944/HOU	Double storey rear extension; front porch extension;	25 Dunkirk Rise Riddlesden Keighley West	Recommend refusal as the application would result in overdevelopment of

	retained parking space	Yorkshire BD20 5DR	the site and the proposal would be overbearing on neighbouring properties and adversely overshadow neighbouring properties
22/03923/HOU	Replacing polycarbonate roof with new natural slate roof construction. New pier construction and doors along with new external doors and windows.	Old Mill House Laycock Lane Laycock Keighley West Yorkshire BD22 0PR	Keighley Town Council has no objection and recommend approval

iii) **Applications Refused**

Application	Description	Location	Committee response
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
22/02906/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.

22/03071/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.
22/03467/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.
22/03331/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

22/03593/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.
22/03211/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.
22/03701/HOU	Double storey side extension	11 Southlea Avenue Keighley West Yorkshire BD22 7NL	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

iv) Applications Withdrawn

Application	Description	Location	Committee response
22/03576/OUT	Outline application for residential development of land for upto 9 dwellings requesting	Land 404492 438794 Goose Cote Lane Keighley West Yorkshire	Recommend refusal as the site is designated Greenbelt and the application doesn't meet the requirements for Greenbelt

	consideration of access		development. Furthermore, the comments outlined in the Landscape Architects report make clear the negative impact any such development would have on the local area.
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v) Following Enforcement Notice

None.

vi) Planning Appeals

None.

067/2022 (P) Delegated Decisions

None.

068/2022 (P) Pre-Application Consultation

None.

069/2022 (P) Neighbourhood Plan

Members considered an update from the Town Clerk on the Neighbourhood Plan

RESOLVED to note the report.

070/2022 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 29 November 2022 at 6.00pm.

Signed **Date**
Chair