



**Mr. Joe Cooney**  
**Clerk to the Town Council**

**24 January 2023**  
**Email: [townclerk@keighley.gov.uk](mailto:townclerk@keighley.gov.uk)**

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **PLANNING COMMITTEE** on the Tuesday 31 January 2023 which will be held at the Civic Centre, North Street, Keighley, BD21 3RZ for the transaction of business as set out in the agenda below.

Mr. Joe Cooney  
Town Clerk

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**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

<b>103/2022 (P) - Welcome from the Committee Chairman .....</b>	<b>1</b>
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### **103/2022 (P)**

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#### **103/2022 (P) - Welcome from the Committee Chairman**

Members are reminded to consult the Standing Orders regarding conduct at meetings.

Member's attention is particularly drawn to Standing Order 1.

| For Information

## 104/2022 (P)

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### **104/2022 (P) - Apologies for absence**

Members are asked to receive apologies of absence for this meeting.

| For Information

## 105/2022 (P)

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### **105/2022 (P) - 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

| For Decision

## 106/2022 (P)

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### **106/2022 (P) - Public Question Time & 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.

| For Information

## 107/2022 (P)

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### **107/2022 (P) - Minutes**

Members are asked to approve the minutes of the Planning Committee held on **Tuesday 10 January 2023**.

| For Decision

#minutes

### **Attachments**

[Meeting minutes - 2023-01-10](#)

[Meeting minutes - 2023-01-10](#)

107/2022 (P) - Minutes

Last modified: 11/01/2023



## KEIGHLEY TOWN COUNCIL

Minutes of the meeting of the **Planning Committee** held at the Civic Centre, North Street, Keighley on Tuesday 10 January 2023.

**Present:** Cllr. Luke Maunsell, Cllr. Chris Graham, Cllr. Julie Adams, Cllr. Javaid Akhtar, Cllr. Allan Clark, Cllr. Kamal Hussain, Cllr John Lawless

**Also Present:** Joe Cooney, Town Clerk

Minute Ref	Agenda Item
<p><b>91/2022</b> <b>(P)</b></p>	<p><b>Welcome from the Committee Chairman</b> Members are reminded to consult the Standing Orders regarding conduct at meetings. Member's attention is particularly drawn to Standing Order 1.</p> <p>Cllr Graham welcomed everyone to the meeting.</p>
<p><b>92/2022</b> <b>(P)</b></p>	<p><b>Apologies for absence</b> Members are asked to receive apologies of absence for this meeting.</p> <p>Cllr Abberton Cllr Corkindale Cllr M Walker</p> <p><b>RESOLVED</b> to accept and record the above apologies</p>
<p><b>93/2022</b> <b>(P)</b></p>	<p><b>Declarations of Interest</b> 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.</p> <p>Members are reminded that should you declare a pecuniary interest at a meeting, it is your responsibility to inform the Monitoring Officer.</p> <p>i) Declarations of Interest from Members ii) Declarations of Interest from Officers</p>



	None																								
<b>94/2022 (P)</b>	<p><b>Public Question Time &amp; Participation</b></p> <p>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.</p> <p>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.</p> <p>None</p>																								
<b>95/2022 (P)</b>	<p><b>Minutes</b></p> <p>Members are asked to approve the minutes of the Planning Committee held on <b>Tuesday 13 December 2022.</b></p> <p><b>RESOLVED</b> to confirm the minutes of the meeting held on Tuesday 13 December 2022 be confirmed as a true record of the proceedings and signed by the Chair.</p>																								
<b>96/2022 (P)</b>	<p><b>Committee comments on Planning Applications</b></p> <p>Members are asked to consider and comment on the following planning applications:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Application Number</th> <th>Description</th> <th>Address</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>22/05220/PN3MA</td> <td>Change of use to form 9 no. 1 bedroom apartments and 1 no. 2 bedroom apartment</td> <td>147 Skipton Road Keighley West Yorkshire BD21 3BG</td> </tr> <tr> <td>2.</td> <td>22/05227/HOU</td> <td>Two storey side and rear extension and single storey rear extension</td> <td>161 Guard House Road Keighley West Yorkshire BD22 6JP</td> </tr> <tr> <td>3.</td> <td>22/05242/FUL</td> <td>Replacement stable block on line of existing</td> <td>Carr House Carr Lane East Morton Keighley West Yorkshire BD20 5RY</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Application</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>2/05220/PN3MA</td> <td>No Objection and recommend approval</td> </tr> <tr> <td>22/05227/HOU</td> <td>No objection and recommend approval</td> </tr> <tr> <td>22/05242/FUL</td> <td>No objection and recommend approval</td> </tr> </tbody> </table>	No.	Application Number	Description	Address	1.	22/05220/PN3MA	Change of use to form 9 no. 1 bedroom apartments and 1 no. 2 bedroom apartment	147 Skipton Road Keighley West Yorkshire BD21 3BG	2.	22/05227/HOU	Two storey side and rear extension and single storey rear extension	161 Guard House Road Keighley West Yorkshire BD22 6JP	3.	22/05242/FUL	Replacement stable block on line of existing	Carr House Carr Lane East Morton Keighley West Yorkshire BD20 5RY	Application	Comments	2/05220/PN3MA	No Objection and recommend approval	22/05227/HOU	No objection and recommend approval	22/05242/FUL	No objection and recommend approval
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**RESOLVED** to submit the above comments to Bradford MDC in response to each application.

**97/2022  
(P)**

**Update on Granted Planning Applications**

To receive an update on planning applications granted by Bradford Metropolitan District Council:

<b>Application No.</b>	<b>Description</b>	<b>Address</b>	<b>Keighley Town Council Comments</b>	<b>Decision</b>
22/04093/FUL	Change of use from residential to shop and installation of shop front	114 Alice Street Keighley West Yorkshire BD21 3JE	Keighley Town Council has no objection to this application.	Granted
22/04424/FUL	Oversheeting of existing roof	Euro Car Parts Ltd Worth Way Keighley West Yorkshire BD21 5JP	Keighley Town Council has no objection to this application.	Granted
22/04548/HOU	front and rear dormer windows	9 Fell Lane Keighley West Yorkshire BD22 6AB	Keighley Town Council has no objection to this application.	Granted
22/04566/HOU	Detached garage to rear	254 Park Lane Keighley West Yorkshire BD21 4RL	Keighley Town Council has no objection to this application.	Granted
22/04640/HOU	Front and rear dormer windows	91 Emily Street Keighley West Yorkshire BD21 3EE	Keighley Town Council has no objection to this application.	Granted
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	Keighley Town Council no objection and recommends approval	Granted

	22/04717/HOU	Front and rear dormers (loft conversion) and single storey rear extension	3 Westburn Avenue Keighley West Yorkshire BD22 6AL	Keighley Town Council recommends this application is refused due to the adverse impact on the street scene.	Granted
	22/04705/HOU	Single storey rear extension & front porch	9 Glenlyon Drive Keighley West Yorkshire BD20 6LL	Keighley Town Council recommends this application is refused due to the overbearing nature of the proposed development and the proposed scale of the development would result in an overdevelopment of the application site.	Granted
	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	Keighley Town Council no objection and recommends approval	Granted
	22/04723/FUL	Change of use from garage/store room to proposed guest room	3 Spring Gardens Mount Keighley West Yorkshire BD20 6LJ	Keighley Town Council no objection and recommends approval	Granted
	22/04779/HOU	Removal of conservatory and formation of new single storey rear extension	Oak Bank Drive Keighley West Yorkshire BD22 7DX	Keighley Town Council no objection and recommends approval	Granted

	22/04801/HOU	Proposed two storey side extension	31 Spring Gardens Mount Keighley West Yorkshire BD20 6LJ	Keighley Town Council no objection and recommends approval	Granted
	22/04804/HOU	Front and rear dormer windows	70 Catherine Street Keighley West Yorkshire BD21 1HB	Keighley Town Council no objection and recommends approval	Granted
<b>98/2022 (P)</b>	<b>Update on Refused Planning Applications</b> To receive an update on planning applications refused by Bradford Metropolitan District Council:				
	<b>Application No.</b>	<b>Description</b>	<b>Address</b>	<b>Keighley Town Council Comments</b>	<b>Decision</b>
	22/04823/PNT	5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Carr Lane Street Works Carr Lane East Morton Keighley	Carr Lane Street Works Keighley Town Council no objection and recommends approval	Refused
	<b>Application No.</b>	<b>Description</b>	<b>Address</b>	<b>Keighley Town Council Comments</b>	<b>Decision</b>
	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	Keighley Town Council no objection and recommends approval	Withdrawn
<b>99/2022 (P)</b>	<b>Update on Withdrawn Planning Applications</b> To receive an update on planning applications withdrawn:				
	<b>Application No.</b>	<b>Description</b>	<b>Address</b>	<b>Keighley Town Council Comments</b>	<b>Decision</b>

	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	Keighley Town Council no objection and recommends approval	Withdrawn
	<b>Application No.</b>	<b>Description</b>	<b>Address</b>	<b>Keighley Town Council Comments</b>	<b>Decision</b>
	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	Keighley Town Council no objection and recommends approval	Withdrawn
<b>100/2022 (P)</b>	<b>Delegation of Comments on Planning Applications</b>				
	To note the following responses have been submitted to Bradford Metropolitan District Council:				
	<b>Application No</b>	<b>Description</b>	<b>Address</b>	<b>Comments Submitted</b>	
	22/04926/HOU	Single storey side extension	11 Southlea Avenue Keighley West Yorkshire BD22 7NL	Keighley Town Council no objection and recommends approval	
	22/04676/HOU	Construction of car port	6 Elam Wood Road Riddlesden Keighley West Yorkshire BD20 5QH	Keighley Town Council has no comment on the application	
	22/04988/HOU	Replacement shed.	West Barn High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX	No objection and recommend approval	
	22/05102/HOU	Single storey rear extension	4 Ashleigh Street Keighley West Yorkshire BD21 3BS	No objection and recommend approval	
	22/05030/FUL	Single storey extension creating training rooms, reception and storage.	Land At Grange Street Keighley West Yorkshire BD21 3HU	No objection and recommend approval	
	22/04639/FUL	Conversion of existing barn into additional residential accommodation for the adjoining house	Marsh Farm Banks Lane Riddlesden Keighley West Yorkshire BD20 5QX	No objection and recommend approval	

	22/04323/HOU	Construction of shed in rear garden (retrospective application)	244 Park Lane Keighley West Yorkshire BD21 4RL	No objection and recommend approval
	22/05091/FUL	Installation of external stairs to side elevation leading to first floor flat	20 Broster Avenue Keighley West Yorkshire BD22 6JE	No objection and recommend approval
	22/05082/HOU	Proposed internal alterations; including Velux windows and new gable window	24 Dimples Lane East Morton Keighley West Yorkshire BD20 5SU	No objection and recommend approval
	22/05127/HOU	Side and rear extension. Extend the first floor to create an additional bedroom	8 Beechwood Avenue Riddlesden Keighley West Yorkshire BD20 5ED	No objection and recommend approval
	22/05136/HOU	Single storey side extension.	132 Hainworth Wood Road Keighley West Yorkshire BD21 5DF	No objection and recommend approval
	22/05168/HOU	Single storey rear extension	9 Thornhill Avenue Oakworth Keighley West Yorkshire BD22 7NB	No objection and recommend approval
	22/05148/HOU	Ground floor and lower ground floor rear extension	9 Kingsway Riddlesden Keighley West Yorkshire BD20 5JJ	No objection and recommend approval
<b>101/2022 (P)</b>	<b>Planning Appeals</b>			
	To note the following Planning Appeals have been submitted to the Planning Inspectorate:			
	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/106			
	Inspectorate Reference Number: APP/W4705/D/22/3305429			
<b>102/2022 (P)</b>	<b>Date &amp; Time of next meeting</b>			
	To confirm the next meeting will be held on Tuesday 31 January 2023, 6pm, Civic Centre, North Street, Keighley, BD21 3RZ.			

Signed: .....  
Chair

Date: .....

## 108/2022 (P)

### 108/2022 (P) - Committee comments on Planning Applications

Members are asked to consider and comment on the following planning applications:

No.	Application Number	Description	Address
1.	22/05292/HOU	Single storey rear extension, front light well. Front and rear dormers.	440 Skipton Road, Keighley, West Yorkshire, BD20 6DT
2.	22/05188/FUL	Change of use of dwelling to hot food takeaway (Class E) with new shopfront and access ramp to ground floor and 2 NO. Flats on first and second floors. Installation of flue	75 South Street, Keighley, West Yorkshire, BD21 1AD
3.	22/05380/FUL	Formation of 5 NO. Flats across both properties. The properties have planning consent for "Change of use of terraced houses to 6 bedsits and 1 maisonette". Planning Ref 92/1331/COU.	198-200 Oakworth Road, Keighley, West Yorkshire .
4.	22/05382/FUL	5g Upgrade to existing equipment at New Devonshire House.	New Devonshire House, Devonshire Street, Keighley, West Yorkshire BD21 2AU
5.	22/05384/HOU	Dormer window extensions to front and rear.	21 Ashleigh Street, Keighley, West Yorkshire, BD21 3BS
6.	22/05387/HOU	Single storey side/rear and basement floor rear extension.	246 Highfield Road, Keighley, West Yorkshire BD21 2RL.

| For Decision

#newapplications





## 109/2022 (P)

### 109/2022 (P) - Update on Granted Planning Applications

To receive an update on planning applications granted by Bradford Metropolitan District Council:

Application No.	Description	Address	Keighley Town Council Comments	Decision
22/05091/FUL	Installation of external stairs to side elevation leading to first floor flat	20 Broster Avenue Keighley West Yorkshire BD22 6JE	No objection and recommend approval	Granted
22/05102/HOU	Single storey rear extension	4 Ashleigh Street Keighley West Yorkshire BD21 3BS	No objection and recommend approval	Granted
22/04988/HOU	Replacement shed.	West Barn High Hollins Farm Hollins Lane Keighley West Yorkshire BD20 6LX		Granted
22/04972/FUL	Change of use of land to residential curtilage	11 Barley Cote Avenue Riddlesden Keighley West Yorkshire BD20 5QB	No objection and recommend approval	Granted
22/04825/FUL	Change of use from C3 Dwellinghouse to C2 Care Home	17 Goose Cote Lane Keighley West Yorkshire BD22 7NG	No objection and recommend approval	Granted
22/04857/LBC	Reinstatement of two windows to West elevation. Internal modifications. Creation of new mezzanine	The Presbytery West Lane Keighley West Yorkshire BD22 6ES	No objection and recommend approval	Granted

	<p>floor within existing hall. Creating of first floor above existing kitchen space. New internal staircase. New folding internal walls to ground and new section of first floor. Moved internal doorway within hall.</p>			
22/04856/FUL	<p>Reinstatement of two windows to west elevation. Internal modifications. Creation of new mezzanine floor within existing hall. Creating of first floor above existing kitchen space. New internal staircase. New folding internal walls to ground and new section of first floor. Move internal doorway within hall.</p>	<p>The Presbytery West Lane Keighley West Yorkshire BD22 6ES</p>	<p>No objection and recommend approval</p>	<p>Granted</p>
22/04223/LBC	<p>Replace existing wooden double glazed windows with identical replacements and the barn window and door with an amended design. The rest of</p>	<p>Swallow Barn Hob Cote Lane Oakworth Keighley West Yorkshire BD22 0RW</p>	<p>No objection and recommend approval</p>	<p>Granted</p>

	the existing windows and doors are painted brown. Change to a cream colour			
22/04891/HOU	Internal alterations and roof light to existing extension, new kitchen window to existing door opening with new wall below sill level to match existing.	133 Shann Lane Keighley West Yorkshire BD20 6ND	133 Shann Lane Keighley West Yorkshire BD20 6ND	Granted
22/04676/HOU	Construction of car port	6 Elam Wood Road Riddlesden Keighley West Yorkshire BD20 5QH	No objection and recommend approval	Granted
22/04926/HOU	Single storey side extension	11 Southlea Avenue Keighley West Yorkshire BD22 7NL	No objection and recommend approval	Granted
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	No objection and recommend approval	Granted
22/04649/FUL	Various alterations to the external facade. Front Elevation: Existing lightwells being increased in	147 Skipton Road Keighley West Yorkshire BD21 3BG	Keighley Town Council has concerns over the proposed application, mainly, its scale and size of proposed apartments and	Granted

	<p>size. New stepped access with railings. New planting to raised ground floor level. New Dormer to match existing style. Side Elevations: Window &amp; door opening sizes altered. Rear Elevation: 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</p>		<p>the lack of parking provided for the number of apartments. The Town Council recommends the application is referred back to Planning Officers.</p>	
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For Information

[#applicationsgranted](#)

## 110/2022 (P)

### 110/2022 (P) - Update on Refused Planning Applications

To receive an update on planning applications refused by Bradford Metropolitan District Council:

Application No.	Description	Address	Keighley Town Council Comments	Decision
22/04986/HOU	Dormer window to front elevation	91 Coronation Way Keighley West Yorkshire BD22 6PN	No objection and recommend approval	Refused
22/04860/HOU	Dormer to front elevation	4 Moorcroft Avenue Keighley West Yorkshire BD22 7NE	No objection and recommends approval	Refused

For Information

[#refusedapplications](#)

## 111/2022 (P)

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### 111/2022 (P) - Update on Withdrawn Planning Applications

To receive an update on planning applications withdrawn:

Application No.	Description	Address	Keighley Town Council Comments	Decision

| For Information

## 112/2022 (P)

### 112/2022 (P) - Delegation of Comments on Planning Applications

To note the following responses have been submitted to Bradford Metropolitan District Council:

Application No	Description	Address	Comments Submitted
22/05104/FUL	Construction of detached dwelling	Land At Halifax Road Keighley	No objection and recommend approval
22/05249/FUL	Create mezzanines and internal works	Sangat Centre Marlborough Street Keighley West Yorkshire BD21 3HU	No objection and recommend approval
22/05283/FUL	Change of use from Garments/Materials Shop to Sandwich & Panini Cafe	122 - 124 Lawkholme Lane Keighley West Yorkshire	No objection and recommend approval

| For Information



## 113/2022 (P)

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### **113/2022 (P) - Neighbourhood Plan**

To receive a verbal update from the Town Clerk on the neighbourhood Plan

| For Information

[#neighbourhoodplan](#)

## 114/2022 (P)

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### **114/2022 (P) - Date & Time of next meeting**

To confirm the next meeting will be held on Tuesday 14 February 2023, 6pm, Civic Centre, North Street, Keighley, BD21 3RZ.

| For Information

#### **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](mailto:joe.cooney@keighley.gov.uk)

Late apologies should be made by phone to the senior officer scheduled to attend.