



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
3 January 2023

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 10 January 2023 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 13 December 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.	2/05220/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

ii) Applications Granted

Application No.	Description	Address	Keighley Town Council Comments	Decision
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	3 Westburn Avenue Keighley	Keighley Town Council	Granted

	conversion) and single storey rear extension	West Yorkshire BD22 6AL	recommends this application is refused due to the adverse impact on the street scene.	
22/04705/HOU	Singley 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
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iii) Applications Refused

Application No.	Description	Address	Keighley Town Council Comments	Decision
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

iv) Applications Withdrawn

Application No.	Description	Address	Keighley Town Council Comments	Decision
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

v) Following Enforcement Notice

None.

vi) Planning Appeals

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/10U

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

7. Delegation of comments on Planning Applications

Application No	Description	Address	Comments Submitted
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

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 31 January 2023, 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 13 December 2022.

Present: Councillor Graham - Chairman
Councillor Abberton
Councillor Adams
Councillor Clark
Councillor Hussain
Councillor Lawless

Also Present: Joe Cooney, Town Clerk

081/2022 (P) Welcome

Cllr Graham welcomed everyone to the meeting

082/2022 (P) Apologies for absence

Cllr Corkindale
Cllr Dowse
Cllr M Walker

RESOLVED to accept and record the above apologies

083/2022 (P) Declarations of Interest

None.

084/2022 (P) Public Question Time

None.

085/2022 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 29 November 2022 be confirmed as a true record of the proceedings and signed by the Chair.

086/2022 (P) Planning Applications

i) New Applications

Application No	Comment
22/04891/HOU	No objection and recommend approval
22/04223/LBC	No objection and recommend approval
22/04986/HOU	No objection and recommend approval

22/04856/FUL	No objection and recommend approval
22/04857/LBC	No objection and recommend approval
22/04825/FUL	No objection and recommend approval
22/04972/FUL	No objection and recommend approval

RESOLVED to submit the above comments to Bradford MDC in response to each application.

ii) Applications Granted

Councillors noted the following applications.

Application	Description	Location	Committee response
22/03564/FUL	Change of use of land to domestic curtilage	3 Hawthorne Way East Morton Keighley West Yorkshire BD20 5SX	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	No objection and recommend approval
22/02411/FUL	Construction of single detached dwelling house with integrated parking and associated landscaping	Sovereign House Bradford Road Riddlesden Keighley West Yorkshire BD20 5EW	No objection and recommend approval
22/02632/HOU	Construction of front dormer windows, demolition of existing bay windows, existing conservatory and lean to roof. Formation of central glazed atrium and flat roof to rear extension.	12 View Road Keighley West Yorkshire BD20 6JL	No objection and recommend approval
22/04153/HOU	Proposed dormer windows to front and rear - re-submission	38 Malsis Road Keighley West Yorkshire BD21 1HL	No objection and recommend approval
19/02346/SUB01	Submission of details required by condition 4 (approved layout drawing PHA/333/200, before the dwellings are brought into use a minimum of nine off-street	Land South Of 2 To 10 Royd Lane Keighley West Yorkshire	No objection and recommend approval

	car parking spaces shall be provided within the site) of planning approval 19/02346/FUL		
22/04144/VOC	Variation of condition 2 (approved plans) to planning approval 21/04497/FUL: Proposed Plans & Elevations drawing P2100.002 is to be replaced by drawing P2187.002b. Two roof lights are proposed, one on the north elevation and one on the south elevation. In the original scheme the existing stone lean-to on the north elevation was shown as being demolished. The revised proposal is to retain the lean-to and replace the existing metal sheet roof with a reproduction stone slate roof.	Barn Higher Scholes Scholes Lane Oakworth Keighley	No objection and recommend approval
22/04281/HOU	Steel balcony to rear (retrospective)	14 Oak Bank Crescent Keighley West Yorkshire BD22 7SZ	No objection and recommend approval
22/04294/HOU	Lower ground floor side extension, upper ground floor rear extension, external stair and below ground extension to rear.	Waters Edge 2 Silk Mill Drive East Morton Keighley West Yorkshire BD20 5UH	No objection and recommend approval
22/04286/HOU	Hip to gable roof conversion; front and rear dormers	1 Westlea Avenue Riddlesden Keighley West Yorkshire BD20 5EJ	No objection and recommend approval
22/04329/HOU	Double storey front extension to	3 Uplands Keighley West Yorkshire BD20 6LG	No objection and recommend approval

	enlarge existing rooms.		
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iii) Applications Refused

Application	Description	Location	Committee response
22/03203/HOU	Single storey rear extension	55 Low Fell Close Keighley West Yorkshire BD22 6ER	No objection and recommend approval

iv) Applications Withdrawn

None.

v) Following Enforcement Notice

None.

vi) Planning Appeals

None.

087/2022 (P) Delegated Decisions

None.

088/2022 (P) Pre-Application Consultation

None.

089/2022 (P) Neighbourhood Plan

The Neighbourhood Plan Area Designation was approved by the Bradford MDC Executive on Tuesday 6 December.

RESOLVED to note the update.

090/2022 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 10 January 2023 at 6.00pm.

Signed Date

Chair

**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

16 December 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/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 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

16 December 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