



KEIGHLEY TOWN COUNCIL

Minutes of the meeting of the **Planning Committee** held at Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 20 June 2023 commencing at **18:00 - 20:00**.

Present: Cllr. Clare Abberton, Cllr. Peter Corkindale, Cllr. Kamal Hussain, Cllr John Lawless, Cllr Tracy Storton, Cllr. Lewis Haynes

Apologies: Cllr. Javaid Akhtar, Cllr. Abdul Nasser Razak, Cllr. Ellen Bailey

Also In Attendance: Joe Cooney, Town Clerk, Cllr F Ahmed (Observing), Cllr Muazzam (Observing)

Minute Ref	Agenda Item
10/2 023 (P)	<p>Welcome from Chairman</p> <p>Members are reminded to consult the Standing Orders regarding conduct at meetings. Member's attention is particularly drawn to Standing Order 1.</p> <p>Chairman welcomed everyone to the meeting.</p>
11/2 023 (P)	<p>Apologies for absence</p> <p>Cllr. Javaid Akhtar, Cllr. Abdul Nasser Razak, Cllr. Ellen Bailey</p> <p>RESOVLED to accept the above apologies.</p>
12/2 023 (P)	<p>Declarations of Interest</p> <p>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> <p>None</p>

<p>13/2 023 (P)</p>	<p>Public Question Time & Participation</p> <p>A member of the public addressed the committee in support of application 23/01470/FUL</p>																						
<p>14/2 023 (P)</p>	<p>Minutes</p> <p>Members are asked to approve the minutes of the Planning Committee held on Tuesday 30 May 2023.</p> <p>RESOLVED to approve the minutes of the Planning Committee held Tuesday 30 May 2023.</p>																						
<p>15/2 023 (P)</p>	<p>Material Considerations</p> <p>Members are reminded that consultation responses should be based on Material Considerations and local adopted policies and regulations.</p> <p>RESOLVED to note the information on what defines material considerations.</p>																						
<p>16/2 023 (P)</p>	<p>Committee comments on Planning Applications</p> <p>Members are asked to consider the new planning applications attached and agree the Consultee Response which will be provided to Bradford MDC.</p> <table border="1" data-bbox="264 1137 1406 2027"> <thead> <tr> <th data-bbox="264 1137 472 1211">Application Number</th> <th data-bbox="472 1137 751 1211">Proposal</th> <th data-bbox="751 1137 991 1211">Address</th> <th data-bbox="991 1137 1406 1211">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="264 1211 472 1350">23/01904/HOU</td> <td data-bbox="472 1211 751 1350">Window replacement on the front (South) elevation</td> <td data-bbox="751 1211 991 1350">9 Little Lane East Morton Keighley West Yorkshire BD20 5UQ</td> <td data-bbox="991 1211 1406 1350">No objection and recommend approval</td> </tr> <tr> <td data-bbox="264 1350 472 1489">23/01905/LBC</td> <td data-bbox="472 1350 751 1489">Window replacement on the front (South) elevation</td> <td data-bbox="751 1350 991 1489">9 Little Lane East Morton Keighley West Yorkshire BD20 5UQ</td> <td data-bbox="991 1350 1406 1489">No objection and recommend approval</td> </tr> <tr> <td data-bbox="264 1489 472 1832">23/01480/FUL</td> <td data-bbox="472 1489 751 1832">Change of use of number 132 from residential to Class E (a) retail use to extend the existing retail unit in 130 Lawkholme Lane, formation of new shop fronts and access ramp.</td> <td data-bbox="751 1489 991 1832">130 And 132 Lawkholme Lane Keighley West Yorkshire BD21 3LU</td> <td data-bbox="991 1489 1406 1832">No objection and recommend approval</td> </tr> <tr> <td data-bbox="264 1832 472 2027">23/01910/LBC</td> <td data-bbox="472 1832 751 2027">Proposed station wide refurbishment works</td> <td data-bbox="751 1832 991 2027">Keighley Railway Station Station Bridge Bradford Road Keighley West Yorkshire BD21</td> <td data-bbox="991 1832 1406 2027">No objection and recommend approval</td> </tr> </tbody> </table>			Application Number	Proposal	Address	Comments	23/01904/HOU	Window replacement on the front (South) elevation	9 Little Lane East Morton Keighley West Yorkshire BD20 5UQ	No objection and recommend approval	23/01905/LBC	Window replacement on the front (South) elevation	9 Little Lane East Morton Keighley West Yorkshire BD20 5UQ	No objection and recommend approval	23/01480/FUL	Change of use of number 132 from residential to Class E (a) retail use to extend the existing retail unit in 130 Lawkholme Lane, formation of new shop fronts and access ramp.	130 And 132 Lawkholme Lane Keighley West Yorkshire BD21 3LU	No objection and recommend approval	23/01910/LBC	Proposed station wide refurbishment works	Keighley Railway Station Station Bridge Bradford Road Keighley West Yorkshire BD21	No objection and recommend approval
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			4HP	
23/01855/LBC	West elevation footbridge strengthening works		Keighley Railway Station Station Bridge Bradford Road Keighley West Yorkshire BD21 4HP	No objection and recommend approval
23/01697/HOU	Amended access layout		Barn Marsh Farm Banks Lane Riddlesden Keighley West Yorkshire	Withdrawn
23/01946/LBC	Ground mounted PV panels to rear garden		Manor Barn 6 Studley Close East Morton Keighley West Yorkshire BD20 5TW	No objection and recommend approval
23/01945/HOU	Ground mounted PV panels to rear garden		Manor Barn 6 Studley Close East Morton Keighley West Yorkshire BD20 5TW	No objection and recommend approval
23/01972/HOU	Single storey side extension and internal alterations to create shower room and bedroom for disabled person		61 Greystones Drive Keighley West Yorkshire BD22 7AL	No objection and recommend approval
23/01470/FUL	Construction of detached bungalow		Applegarth Calton Road Thwaites Brow Keighley West Yorkshire BD21 4UR	No objection and recommend approval
23/01622/OUT	Outline application for residential development of land for 1 detached dormer bungalow and garage requesting consideration of scale, appearance, layout and access		30 Morton Lane East Morton Keighley West Yorkshire BD20 5RS	Keighley Town Council objects to the proposed application on the grounds of overdevelopment of the proposed site, negative impact on the highway and access to neighbouring properties
RESOLVED to submit the above comments to Bradford MDC Planning.				
16.1 /202 3 (P)	Update on Granted Planning Applications			
	Members are asked to note the attached update on planning applications granted by Bradford MDC.			

Update on Granted Planning Applications				
Application Number	Description	Address	Comments Submitted	Decision
23/00966/H OU	Single storey extension to rear	77 Ashleigh Street Keighley West Yorkshire BD21 3BL	No objection	Granted
23/00964/H OU	Garage and store room extension plus dropped kerb	3 Leach Crescent Riddlesden Keighley West Yorkshire BD20 5BW	No objection	Granted
23/00960/H OU	Single storey rear extension	163 Skipton Road Keighley West Yorkshire BD21 3BG	Keighley Town Council has no objection to this application, subject to the materials used being sympathetic to the Conservation Area.	Granted
23/01040/H OU	Single storey side extension	88 Cherry Tree Rise Long Lee Keighley West Yorkshire BD21 4RU	Keighley Town Council has no objection to this application.	Granted
23/01749/C LP	Replacing the garage door with a half stone wall and the other half with a window	53 Roedhelm Road East Morton Keighley West Yorkshire BD20 5RF	Keighley Town Council has no objections to this application.	Granted - Permitted Development - planning application was not required
RESOLVED to note the update.				
16.2 /2023 (P)	Update on Other Planning Application decisions			
	Members are asked to note the attached update on other planning applications decisions by Bradford MDC.			
	Update on Other decisions relating to Planning Applications 20/06/23			
Application Number	Description	Address	Comments Submitted	Decision

	23/00778/LBC	Retrospective Application for new shop front and Roller Shutter	42 Cavendish Street Keighley West Yorkshire BD21 3RL	As a general rule the Town Council isn't in favour of external shutters in key retail areas, such as Cavendish Street.	Decline to Determine
	23/00777/FUL	Retrospective Application for new shop front and Roller Shutter	42 Cavendish Street Keighley West Yorkshire BD21 3RL	As a general rule the Town Council isn't in favour of external shutters in key retail areas, such as Cavendish Street.	Following Enforcement Notice
RESOLVED to note the update.					

16.3 /2023 (P)	Delegation of Comments on Planning Applications				
	Members are asked to note the applications decided under Officer Delegation since the previous meeting of the Planning Committee.				
	Delegation of comments on Planning Applications 20/06/23				
	Application Number	Description	Address	Comments Submitted	
	23/01760/HOU	Installation of a 10 panel solar pv system to the front facing roof pitch	1 Clough Lane Oakworth Keighley West Yorkshire BD22 7HP	Keighley Town Council has no objection to this application	
23/01728/CLP	Single storey extension to rear - 3m projection, eaves height not over 3m, top roof not over 4m, plus over 50% of garden remaining	6 Prospect Drive Keighley West Yorkshire BD22 6DD	Keighley Town Council has no objection to this application		
23/01786/HOU	Single storey extension with veranda to rear and side	6 Sunnydale Park East Morton Keighley	Keighley Town Council has no objection to this application		

			West Yorkshire BD20 5UF	
	23/01876/HOU	Double storey rear extension	105 Upper Hird Street Keighley West Yorkshire BD21 1NH	Keighley Town Council has no objection to this application
	23/01278/FUL	Change of use to 13 bed HMO	Holly House Spring Gardens Lane Keighley West Yorkshire BD20 6LE	Keighley Town Council has concerns regarding the proposed development, most notably, some rooms appear to have no access to natural light. The Town Council view is the application needs further work and additional information before a decision can be reached
	RESOLVED to note the update.			
16.4 /202 3 (P)	Update on Planning Decision Appeal			
	Members are asked to note the appeal letter regarding planning applications decisions by Bradford MDC.			
	RESOLVED to note the update.			
17/2 023 (P)	Neighbourhood Plan			
	To consider a report from the Town Clerk relating to the Neighbourhood Plan.			
	RESOLVED members agreed to engage Kirwells to undertake the initial consultation stage of the Neighbourhood Plan.			
	RESOLVED members accepted the £6,400 quote from Kirwells and note the cost will be met from Neighbourhood Plan Ear Marked Reserve.			
	RESOLVED members noted that best efforts have been made by Officers to obtain further quotes but similar firms with the capacity to meet the required brief were unable to submit written quotations within the required timeframe.			
	RESOLVED members agreed the first meeting of the Neighbourhood Plan Steering Group will be on Tuesday 4 July, 6.00pm, Civic Centre.			
	RESOLVED members appointed Cllrs Abbeton, Lawless, Muazzam and Storton as members of the Neighbourhood Plan Steering Group.			
18/2 023 (P)	Feedback on Planning Comments			

	<p>At the last meeting members requested information on the outcome of planning applications in correlation to the comments submitted by the Town Council.</p> <p>RESOLVED members noted the report</p> <p>RESOVLED members requested a similar report in 3 months time.</p>
<p>19/2 023 (P)</p>	<p>Date & Time of next meeting</p> <p>To confirm the next meeting will be held on Tuesday 11 July 2023 6pm, Civic Centre, North Street, Keighley, BD21 3RZ.</p>

Signed:
Chair

Date: