

**MINUTES OF MEETING OF SILSDEN TOWN COUNCIL'S PLANNING COMMITTEE.
ON THURSDAY THE 17th April 2008**

Commenced 7.30pm

Concluded 8.30pm

Present: Cllrs Elsmore, Bottomley, Naylor, Edwards, Trainor, Brown, and Atkinson
Public [1]

Cllr Naylor in the chair.

1. Apologies for absence received from Cllrs Maddocks, Coward and Savage.
2. No declarations of interest on items on the agenda were made.
3. Public Adjournment – taken on application for Bolton Rd.
4. Minutes of the last meeting 13/03/08 were ratified.
5. Comments on the following applications were made:
08/01625/ful 17 Waterside side extension
08/01549rem Football ground Keighley Rd landscaping details
08/01125/ful 11 Windsor Ave porch to front
08/01546/ful 2 West View ss extension to rear
08/00693/ful 5 Ghyll Bank Browcliffe ss extension to rear
08/01353/ful 28 Craven Drive front and rear dormer windows
08/02081/ful 12 The Kingfishers Conservatory to the rear
No objections were made to any of the above but the usual proviso applies that all materials used are in keeping with the area.

08/01559/ful 1-5 Bolton Rd Cou from off licence/newsagent to hotfood
takeaway and shops – Objections raised on the following grounds:-

- White UPV windows and doors against the conservation area remit should be wooden sash type.
- Extractor fan should be internal through the chimney stack – similar to that of recent compliance by Lazee's Restaurant and takeaway also with the conservation area.
- Bin stores inadequate for the property [bearing in mind 05 saw approval of 3 flats above so now need to serve 3 flats and 3 shops], there also appears to be no screening for them
- No space for any recycling bins as no provision for the residential bins which must be against BMDC's own environmental policies.
- Signage information NOT acceptable, full description and how lit must be seen by this council to ensure in keeping with conservation area and no possibility of internally lit.
- There is absolutely no parking provision; application states no vehicular movements at all! Contrary to the application this does not come under Town Centre Development [example of 1 Kirkgate being turned down as no parking and not Town Centre development].
- Proximity of the Road junction causes hazard in terms of no parking facilities for a takeaway and concern of potential parking on the busy main road.
- Traffic will increase dramatically in this area due to 3 shops and needs to be looked at closely by the highways department, preferably with a site visit.
- Roller shutters shown on the plans are in breach of the conservation remit and this opportunity should be taken to insist they are removed.

Concerns raised by this TC on behalf of members of the public who attended the meeting are:-

- Opening hours will encourage people to loiter around the area when the pubs close.
- No provisions have been made for Litter bins and if provided would restrict the narrow pavements for disabled access and pushchairs.
- It would have an adverse affect on the residential amenity.
- Lack of parking, concern raised by landlord of the Punchbowl that people would use his car park, which would not be acceptable.

The council would also like to be assured that West Yorkshire police have no issues with this application.

6. List of planning decision were read out
7. Confirmed date of the next meeting as 22nd May 2008

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CHAIR

22/05/08