

**MINUTES OF THE MEETING OF SILSDEN TOWN COUNCIL'S PLANNING
COMMITTEE HELD ON 16th February 2012**

Commenced 7.30pm

Concluded 8.13pm

Present: Cllrs Huggins, Croft, Conway, Naylor & Savage

In the chair Cllr Huggins

1. Apologies for absence were received and accepted from Cllrs Asquith, Atkinson & Coward.
2. No declaration of interest on items on the agenda was made.
3. No public adjournment requested.
4. Minutes of the last meeting 15/12/11 were signed as true.
5. The following comments were made:

[11/05667/FUL](#) Manor House Farm Bolton Road Silsden West Yorkshire BD20 0NS. Conversion of stone barn to single dwelling and refurbishment of existing cottage- No objections.

[12/00077/FUL](#) 10 Bradley Road Silsden West Yorkshire BD20 9LS Change of use of ancillary barn to two dwellings (Class C3) and associated works [also received 12/00074/LBC] –No objections

[12/00170/FUL](#) Low Woodside Farm Woodside Road Silsden West Yorkshire BD20 0BT Construction of agricultural building on existing hard standing to house a milking parlour and collecting yard – No objections

[12/00218/FUL](#) Lower Heights Farm Horne Lane Silsden West Yorkshire BD20 9HW Installation of 40 solar panels on roof of existing farm building – No objections so long as remain within BMDC's policy for solar panels.

[12/00228/FUL](#) Pennine Playgrounds Waterside Business Park Keighley Road Silsden West Yorkshire BD20 0EA Demolition of existing single storey buildings and construction of 12 residential units [also received 12/00228/CAC]- No objections in principal but wish following concerns to be properly investigated prior to a planning decision.

- Access appropriate
- Quality of the infill land for building
- Overlooking existing dwellings on Keighley Rd
- Impact on visual amenity from the canal side.

[12/00369/FUL](#) Land At Grid Ref 402574 450096 Ridge Lane Silsden West Yorkshire 10KW domestic wind turbine to provide energy to the farm -Objections raised on the following grounds: The size would make the incongruous in the greenbelt setting. It would have a detrimental impact on the visual amenity of the surrounding area. A number of turbines in this area have recently been passed which will add to the visual impact on this area of greenbelt

[12/00471/HOU](#) 1 Woodside Road Silsden West Yorkshire BD20 0BN Replacement front bay two storey extension and rear kitchen and conservatory single storey extension objections on the following grounds

- Property already extended therefore over permitted development
- Grossly out of keeping for size and situation compared to properties in area
- Would have a negative impact on the visual amenity

- Appears to be a creeping development as some work already done and subject to an enforcement action last year.
- It is disproportionate development for the property
- Tall mature oak tree much valued by the community situated on the adjacent property.

[12/00496/HOU](#) Lane House Kit Lane Silsden West Yorkshire BD20 9HP Construction of extension to form new kitchen and sunroom – No objections.

6. Confirmed date of the next meeting as 15/3/12

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Chair

15/3/12