

**MINUTES OF MEETING OF SILSDEN TOWN COUNCIL'S PLANNING COMMITTEE ON  
THURSDAY THE 19<sup>th</sup> November 2015**

Commenced 7.32pm

Concluded 7.53pm

Present: Cllrs Huggins, A Conway, Croft, Walton, O'Dwyer and Whitaker. In attendance 1 member of the public and Ward Cllr Naylor

**Cllr Huggins in the chair**

1. Apologies for absence were received from K Conway
2. No declaration of interest on items on the agenda.
3. No public adjournment requested
4. Minutes of the last meeting 15/10/15 were ratified.
5. Comment on the following application:

15/05875/MAO | Outline planning application for the erection of up to 190 dwellings with means of access to be considered with all other matters reserved. | Land At Belton Road Silsden West

Yorkshire Objection:

- In accordance with Bradford's own Local infrastructure plan evidence infrastructure needs to be in place BEFORE any further house are built
- Point 5.4.3.3 from LIPE electricity -it would seem that only 100 new homes can be built **AFTER** an upgrade to the power station no mention of this provision within the application.
- Water – It has been confirmed through previous comments received via the core strategy and local investment plan from Yorkshire water that the Aire Valley trunk sewer **is at capacity** and they can no longer accept any new foul or surface water flows to the sewer; yet this application proposes use of the Aire Valley trunk sewer.
- There are discrepancies in the public transport statements, for example there is no bus from or through Silsden to Skipton as described.
- Access to the railway station. Which is put forward as a positive in the application fails to mention just how dangerous this access actually is as this crosses a busy by pass [AVTR] with no safe pedestrian/cyclist crossing.
- Education there are no school places in either school in Silsden, the merger is only at consultation stage and a new school is at least 2 years away minimum.
- Highways access a serious issue particularly the egress onto Keighley Rd and there needs to be an up to date traffic impact survey.

15/06049/HOU | Construction of single storey extension | Light Bank House Brown Bank Lane Silsden West Yorkshire BD20 0NN No objection as long as all in line with green belt policy

15/06192/VOC | Variation/removal of condition 2, to allow Green Gables and Beckside Cottage to be sold separately, of planning permission 88/6/02487: Alterations to outbuilding to form additional family living accommodation | Green Gables Bolton Road Silsden West Yorkshire BD20 0NR Objection on the grounds as against green belt policy there has been no proven requirement for agricultural use or 'special reasons' given, therefore the condition should remain.

Confirmed the date of the next meeting as 21<sup>st</sup> Jan 2016.