

**MINUTES OF THE MEETING OF SILSDEN TOWN COUNCIL'S PLANNING HELD ON THURSDAY  
THE 17<sup>th</sup> September 2015**

Commenced 7.30pm

Concluded 8.20pm

Present: Cllrs Conway, O'Dwyer, Croft, Walton, Whitaker, Savage and Atkinson. Public [2]

**Cllr Atkinson in the chair**

1. Apologies for absence were received and accepted from Cllrs K Conway and Huggins
2. No declaration of interest on items on the agenda.
3. Public Adjournment – taken with 15/03871/MAF
4. Minutes of the last meeting 16/7/15 were signed as correct.
5. Comments to be forwarded on the following applications:  
15/03772/FUL | Construction of steel portal frame agricultural building | Land At Low Lane Silsden West Yorkshire – no objection in principal but concerns raised over where the effluence from the pens is to go as nothing indicated within the application.  
15/03871/MAF | Construction of 51 dwellings and internal access roads, landscaping, associated infrastructure and works including demolition of High Bank House | Land At Sykes Lane Silsden West Yorkshire – Objections on various grounds as follows:

**General**

- 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 truck 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 truck sewer.
- 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- Highways access a serious issue and the traffic survey used was carried out in 2010 which is vastly out of date and does not reflect the present situation.
- Plans concerning the access road are different to those recently passed by Bradford and thus would suggested the amendments are re submitted so they can be consulted on properly

**The Site**

- The ancient hedgerow on the site is protected and cannot be altered in anyway.
- The demolition of high bank house is totally unacceptable and indeed was made a condition of previous approved application the house remains due to its historical and to retain something of the Victorian character of the area. The report stating the house is not restorable is questionable at the very least. This may be a financial lost for this part of the project but the heritage lost would outweigh.  
Sykes lane itself has historical value must be retained and not allowed to become a rat run as application being made for it to be a green route.

There appears to be a condition allowing for emergency exit for traffic from the site, highlighting the highways issues of great concern, yet there is no information on how this is to be policed or operated.

Further requirements before a decision is made

- A full bat survey is required particularly as the feeding grounds for the bats are to be removed.
- A full environmental survey has to be done given the nature of the area.
- A full site investigate needs to be carried out to access the contaminated land and a plan of action needs to be in place – this should have come with the original application.
- The canals and river trust should be consulted and their report made available on the public access system.
- There should be a street scene within the application for reference.

Confirm date of the next meeting as 15<sup>th</sup> October 2015.

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Chair 15/10/15