

**MINUTES OF THE MEETING OF SILSDEN TOWN COUNCIL FOR PLANNING HELD ON
THURSDAY THE 21st APRIL 2016**

Commenced 7.33pm

Concluded 8.04pm

Present; Cllrs Huggins, A Conway, Robinson, Walton and Savage. Public [4]

Cllr Huggins in the chair

1. Apologies for absence were received and accepted from Cllrs Whitaker & O'Dwyer who were attending the neighbourhood plan meeting representing Silsden Town Council, Cllrs Atkinson, Croft, Cook and K Conway.
2. No declaration of interest on items on the agenda.
3. Public Adjournment taken as comments along with planning items with the permission of the chair
4. Minutes of the last meeting 17/3/16 were ratified.
5. Councillors involved in looking at the flooding and emergency are to arrange a further meeting with Chris Slaven given the change in circumstances.
6. Comments on the following applications:
 - 16/02239/FUL | Demolition of existing offices and storage building and construction of five four bedroom detached dwellings | Davric Construction Projects Ltd Hainsworth Road Silsden West Yorkshire BD20 0LY- Objection on the grounds of any further building in Silsden requires infrastructure improvements in particular the electric supply and drainage systems including the Aire valley sewer. The development in within the canal conversation area and therefore we believe should require conservation consent. The council also question whether a FRA should been done given the location. Although Silsden Town Council applaud the use of brown belt they question the need for 4 bedroom houses when Silsden lacks affordable housing.
 - 16/02382/LBC | Remedial measures to re-direct surface water | Waterloo Mills Howden Road Silsden West Yorkshire- No objection
 - 16/02443/FUL | Construction of detached house and garage | Land South Of 16 Breakmoor Avenue Silsden West Yorkshire BD20 9PW- Objections on the following planning grounds:
 - Drainage – plan shows linking into a combined sewer this is against current policy as foul and surface water are to be kept separate. The council also question whether the applicant has drainage rights and the main sewer is situated on private land
 - Height – the current development proposal would be surrounded by dormer bungalows so incongruous to the immediate area
 - Safety and security –Police have concerns about the development in this area and the opening up of footpaths as it will cause a ‘runaway’ area. The widening and tarmacng of the road comes with no speed constrictions where at present the current layout acts as a self-fulling speed reduction scheme.
 - Working times – due to the layout of the area blockages are very likely to occur and cause some residents to be ‘cut off’ from exiting the area. Footpath – the council were pleased to see the inclusion of a footpath in this current application but request should the application be approval a dropped kerb is made a condition.
 - 16/02506/FUL | Construction of two storey extension to provide 24 new single en-suite rooms, northern two-storey extension to provide two new lounges and extensions to existing car park | Spring Bank Howden Road Silsden West Yorkshire BD20 0JB- Objection on the grounds of any further building in Silsden requires infrastructure improvements in particular the electric supply and drainage systems including the Aire valley sewer.
 - This application more than doubles the footprint of the existing property and therefore object on the ground of overdevelopment of the site.
 - 16/02561/VOC | Variation of Condition 2 (to extend opening hours) of permission 15/00083/FUL dated 12.3.15: Change of use from a bank to a cafe bar and grill | 23 Kirkgate Silsden West Yorkshire BD20 0AJ- No objections
7. Confirmed date of the next meeting as 19th May 2016.

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Chair
19/05/16