

**MINUTES OF THE MEETING OF SILSDEN TOWN COUNCIL PLANNING HELD ON  
THURSDAY THE 18<sup>th</sup> Feb 2016**

**Presentation to Council 7-730PM**

Officers from Keighley Area Coordinators Office presented to council the ideas of the ‘New Deal’

**Planning**

Commenced 7.35pm

Concluded 8.05pm

Present: Cllrs Huggins, Walton, Whitaker, Croft, Cook, O’Dwyer, A Conway and K Conway. Public [3]

Cllr Huggins in the Chair

1. Apologies for absence - none received
2. Declaration of interest on items on the agenda – none received.
3. Public Adjournment- taken with planning item 5.1 with permission of the chair.
4. Minutes of the last meeting 21/1/16 were ratified.
5. Comments on the following applications:
  - 16/00424/FUL | Construction of two semi-detached houses | Land South Of 16 Breakmoor Avenue Silsden West Yorkshire BD20 9PW- Objections on the following planning grounds:
    - Footpath – lack of such is not in keeping of the surrounding area conditions of previous developed included a footpath – in an recent passed outline application for a site further up it states the footpath with join up, as this plan stands it will be a footpath to nowhere.
    - 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
    - Density – two dwelling proposed on a narrow plot is out of keeping with surrounding area, the statement of current dwellings being of ‘mixed construction’ is misleading and a site visit before determination will exemplify the out of keeping nature of the stone and render design.
    - Height – the current scheme shows a two storey development but with a height roof space in incorporate solar panels- in essence this equates to 3 storey development 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 tarmacing 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.
  - 16/00693/HOU | Demolition of single attached garage to side and construction of two-storey side extension including double garage | 50 Howden Road Silsden West Yorkshire BD20 0JD – No objections.
6. Confirmed date of the next planning meeting as 17/3/16.

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Chair

17/03/16