

**MINUTES OF THE MEETING OF SILSDEN TOWN COUNCIL FOR PLANNING HELD ON
THE 17th MARCH 2016**

Commenced 7.30pm

Concluded 8.00pm

Present: Cllrs Walton, Huggins, Robinson, O'Dwyer. Cllrs Cook and Whitaker from 7.36pm. Public [5]

Cllr Huggins in the Chair

1. Apologies for absence were received from Cllrs Atkinson, A Conway, K Conway, and Croft
2. No declaration of interest on items on the agenda.
3. Public Adjournment –one take in reference to 16/01784/MAF
4. Minutes of the last meeting 18/2/16 were ratified.
5. Comments made on the following applications:
 - 16/01344/HOU | Construction of conservatory | 16 Wayside Mews Silsden West Yorkshire BD20 0JU- No objections
 - 16/01784/MAF | Proposed demolition of North Light Sheds, retention of three main building and conversion to apartments (15 no), construction of twelve dwellings, one new apartment and formation of new access | Harwal Works Elliott Street Silsden West Yorkshire BD20 0DEObjection on grounds on infrastructure [sewers including run off water, waste and foul water, road network, electricity supply] we refer you again to the evidence base within the CIL documentation which clearly states these essential improvements are required BEFORE Silsden can accommodate more housing therefore this needs to be in place before any more house are build. Concerns were raised over the drawings which show sight lines for entry and exit and these do not take into account the parking on the street, nor has there been any reference made to the impact of this street now being the main bus route which is already heavily congested. The application includes 36 parking spaces which includes just two visitor spaces, the development itself would require 42 spaces to be in line with current policy, the storage will cause parking on Elliot Street which is at present heavily congested with current parking, bus stops and school access. The council would also like to point out inaccuracies on the application where it states work commenced the applicant has state no, this is clearly incorrect. STC do however applaud the use of Brown belt land first in any development. Council also note this is within the canal corridor conservation area and those policies need to be applied. They would also state that if Bradford are of a mind to pass this application then a 20mph restriction on Eliot Street must be an absolute condition of approval, it is also situated next to existing commercial sites and these should have no conditions placed upon them at a later date due to development
 - 16/01536/HOU | Two storey side extension and new pitched roof to porch | 40 Woodside Road Silsden West Yorkshire BD20 0BP- No objection
 - 16/01608/VOC | Variation of condition 2 of planning application 14/03590/FUL allowed on appeal 09.11.2015: to install an alternative wind turbine generator (Micon 400kW) | Jaytail Farm Holden Lane Silsden West Yorkshire BD20 5RL- Objection on the grounds of an adverse effect on the visual amenity of the Green Belt
 - 16/01844/OUT | Residential development (Outline) | Former Waste Transfer Station Bradley Road Silsden West Yorkshire- Objection on grounds on infrastructure – this needs to be in place before any more house are build. The access roads to this development are unadopted and these must be made up to standard and adopted if this site is to be approved. STC do however applaud the use of Brown belt land first in any development and the inclusion of affordable housing.
6. Confirmed date of the next planning meeting as 21/4