

**MINUTES OF SILSDEN TOWN COUNCIL PLANNING COMMITTEE IN THE COUNCIL
CHAMBER, SILSDEN TOWN HALL ON Thursday 19th October 2006**

Commenced 7.35pm

Concluded 9.10pm

Present: Cllrs Atkinson, Savage, Coward, Brown & Bottomley

Public(13)

Cllr Atkinson took the Chair

1. APOLOGIES FOR ABSENCE.- Cllrs Elsmore, Naylor and Trainor
2. DECLARATIONS OF INTEREST- None
3. ADJOURNMENT – Public adjournment was taken to give the council further information with regards to an application for 124 dwellings on land at Sykes Lane.
4. MINUTES OF THE LAST MEETING – Proposed by Cllr Brown and signed as true and accurate.
5. Correspondence which were copies of planning objections for the application below were read out for councillors to note.
6. PLANNING APPLICATIONS-
06/05933/CAC Two buildings Tunncliffe's Yard Demolition

Silsden Town Council pass no comments either way on this application.

0605923/FUL Land at Sykes Lane 124 Dwellings

The council raise objections on the following grounds:

1. The Revised UDP stated that developments of this size should take place in a listed sequence, to which this land was number 8 therefore not in keeping with the Urban Development plan.
2. An Archaeological survey needs to be carried out therefore the plans should not even be considered until this has been completed and results analysed.
3. Over development of an area adjacent to a conservation area.
4. Highways concerns over access onto an already busy road will create another dangerous junction.
5. Highways concern over the amount of new traffic this development will cause.
6. Drains - requirements for the SUD cannot be met.
7. Rain water – there appears to be no mention of how this run off will be dealt with and where it is suppose to go.
8. Infrastructure of Silsden will not be able to cope – Is there capacity at the health centre and dentist to accommodate this number of new residents?
9. The development is contrary to the Silsden Design statement
10. The 2 Town centre development sites were identified as the former Fourfolds site, Howden Rd and Tunncliffe's yard. The former is already to be developed for residential use, therefore this land is the only piece of land assigned for Town Centre development and should be used as such.

Thought this council are forwarding an objection to this application, if despite this the application is passed the Town Council would like the following conditions to be applied:

1. That the development be 100% affordable housing at a 50% cost for ever. This request is backed up by data from the Housing needs survey carried out in Silsden in August 2006 which identified , at this present time, a current need of 179 families /individuals of Silsden who require affordable housing.

2. Any minor amendment should not be allowed and require a new application for such.
3. The Hedgerows are ancient Hedgerows and data referring to them in the courts roles can be found for 1709. These hedges should be protected by the spacing of 10 – 15 meters and not used as garden boundaries.
4. To be in keeping with Silsden only reclaimed, black faced stone should be used on all exterior facing buildings .
5. Roofs abutting the conservation area should be grey slate, this council will accept blue slate for the inner buildings.
6. Under no circumstances should new, artificial or reconstituted stone be used.
7. In order to alleviate highways concerns the council also request the following conditions to be met prior to the development; a)Roundabout at Belton Rd /Keighley Rd junction, b)Crossing in Town upgraded to Pelican, c)one of the crossings to be relocated to outside the post Office in Kirkgate, d)Mini roundabout at Bells Square junction, e)A pelican crossing at Brierdene, f)a 7.5tonne weight limited running from the Addingham roundabout right through the main street to the Aire Valley roundabout.
8. In order to help rebuild Silsden infrastructure the council ask that a police station be sited by in Silsden
9. The council also enquire how the developers intent to prevent Sykes lane becoming a 'rat run'.

Finally this council would request that this application goes to panel and is not dealt with by officer delegation if BMDC's decision is to approve.

A list of grants and approvals were read out..

7. Date of the next meeting confirmed as 16/11/06
8. Resolved that this council ask the question of BMDC 'Can STC have first refusal on any sale of land known as the lorry park'.
9. Resolved that the council enquire as to what is happening on the former Gas works site

BEING NO FURTHER BUSINESS THE CHAIR CLOSED THE MEETING AT 9.15pm

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Chair 16/11/06