

## MINUTES OF THE MEETING OF SILSDEN TOWN COUNCIL FOR PLANNING HLED ON THURSDAY THE 16<sup>th</sup> June 2022

Commenced 7.30pm

Concluded 8.36pm

Present: Cllrs Croft, Walton, Smith, R Whitaker, C Whitaker, Davis, Russell, Edwards, Naylor and O'Dwyer. Public [9] | G Bennison from CBMDC

### Cllr Walton in the chair

1. Apologies for absence were received from Cllr Colling
2. Accepted reason for apologies
3. Declaration of interest on items on the agenda were made by Cllr C Whitaker on the planning applications and Cllr R Whitaker on 22/02553/HOU neither were prejudicial therefore councillors remained in the chamber.
4. Public Adjournment – 1 taken
5. Minutes of the meeting 19/5/22 were ratified.
6. Received an overview from BMDC with regards to the ideas for the s106 spending in the park. Given the specific legal agreement on the S106 monies received by Bradford from the Belton Road site, the priority for the spending of this is within the Park including on the existing structures and then creating new facilities. STC agreed that the pavilion should be the first priority for Bradford Council. They were made aware of options – not all financially viable at this point as exceed s106 monies available:
  - ) Making good the existing structure
  - ) Making good , re new lay out allowing opportunity for future expansion
  - ) Demolish existing and building new building to meet demandsAs Councillors pointed out, it is difficult to make a decision for preference when we are unsure of the progress of the Rugby groups bids for Modular changing rooms. It was mentioned and agreed informally that STC would not be in favour of any demolition to the building. Ms Bennison has agreed to get back to the council with the following information via the Clerk
  - o An update on the progress of the Rugby club bid
  - o More information on what both inside and outside the pavilion would look like should the making good option be taken
  - o Information on the project which included containers and buildings just completed in Denholme.
7. Cllr Walton proposes that STC ask BMDC their views about ways of preventing future park invasions. Ms Bennison informed council of BMDC policy for large boulders which were being sourced, and agreed to take the following comments to the department in charge of the project , namely that the small entrance to the park where it was suggested be gated and locked would be not acceptable as the only point of access the BMDC movers cannot get through the space and access is required at the top end of the park for larger vehicles to access such as the fun fair and gala floats, therefore there needs to be an additional locked entrance for larger vehicles there.
8. Prom on the Farm were granted permission to use the Coat of Arms on their display board of local supporters.
9. To comment on the following application[s]

22/02553/HOU | Ground and first floor extension to existing house to form new kitchen, utility room with two bedrooms over | Lane House Kit Lane Silsden Keighley West Yorkshire BD20 9HP – This application requires LBC and council will comment when that document is open for consultees

22/02122/FUL | Demolition of existing bungalow and development of three dwellings | 6 Park Green Silsden Keighley West Yorkshire BD20 9QF – objection and queries raised. Application states 3 four bedroom properties, yet house number 1 is 5 bedroom in design. The council supports the comments made by BMDC drainage dept. STC asserts that everything applicable from the previous grant conditions for the same site but 4 buildings is addressed [21\_01111\_FUL] . the majority of our previous comments remain the same namely: It states a Sewage system is required but there is no indication on the plans of one. Question whether the bank of the ravine which is within 4 metres will be able to cope with the pressure/stress and this need further investigation. We cannot see how the footpath which must remain clear at all times can during the development so more details required as to how this will happen. We query whether service and emergency vehicle access is adequate for this development. Concern raised over the potential damage to existing mature trees which could contravene Bradford's Policy to retain trees. Access and egress to the site from Skipton road does not appear adequate. Overall it is felt that this is overdevelopment of the plot.

10. Confirmed date of the next scheduled planning meeting as the 21<sup>st</sup> July 2022

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Silsden Town Clerk

21/7/2022