



Skipton Town Council

16/61

Environment & Planning Committee
Thursday 13 October 2016
6.30 pm

Present: Councillors Whitaker (Chairman), Bell, Emmerson, Harbron and Kerr.

Officers: Dave Parker (Chief Officer) and Wendy Allsopp (Committee Services Officer).

In attendance: Councillors W Clark and E Jaquin.
Lesley Tate (Press).

30 members of the public were in attendance.

Prior to the start of the meeting the Chief Officer introduced himself and the Committee. He explained that the Town Council were merely a statutory consultee on planning matters and the final decision on any application was in the hands of the Planning Authority, Craven District Council.

1. To accept representations from the Public between 6.30 pm and 6.45 pm.

Residents expressed their concerns relating to a proposed housing development off Aldersley Avenue.

Enid Wilcock who lives on Moorview Way told the Committee that the proposed access to the development was insufficient. Traffic on Shortbank Road was already a nightmare, especially at peak times, and also exacerbated by the new development at Elsey Croft.

Darren Shaw of Aldersley Avenue agreed with Mrs Wilcock's comments. Mr Shaw also mentioned that drainage system would not be able to cope with any more housing meaning an additional threat of flooding.

Lytham Gardens resident Kathryn Woolmer mentioned that there was already a run off of water from the moors down Shortbank Road and Barry Wilcock of Moorview Way felt that the sewerage infrastructure would not be able to cope.

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A local farmer, Russ Turner of Moorview Way, suggested that he would lose his livelihood if the development was approved as he would not be able to access his land freely and easily.

Roger Ingham of Aldersley Avenue informed Members that there was no industry whatsoever in the Shortbank Road area hence residents needed to use vehicles to access employment and shops.

Barry Leeson of Moorview Way agreed that there would be a risk of flooding where there was already issues with surface water. He also raised the issue that the traffic survey had been undertaken before the Elsey Croft development was built.

In general, the residents admitted concern that the infrastructure in the Shortbank Road and Aldersley Avenue area together with local amenities such as schools and healthcare providers would not be able to cope with new homes. The impact on water supply and drainage and sewerage systems would be substantial.

2. To accept apologies for absence.

Apologies were accepted from Councillors Hickman, Rankine and Dow.

3. To record declarations of pecuniary and non-pecuniary interests of items on the Agenda.

None.

4. To consider the recommendations of the Chief Officer relating to requests for dispensations to Members on items requiring a declaration of pecuniary and non-pecuniary interests.

None.

5. To discuss Planning Application Number 63/2016/17313, development off Aldersley Avenue, Skipton.

It was **RESOLVED** to recommend that the planning authority refuses this application on the following grounds:

Highway Infrastructure and access – Councillors believe that having only one vehicular access to the site will cause problems. They believe that the County Council deemed access to this area unsuitable for development ten years ago and ask whether their policies have changed.

Local Services – Following discussion with interested residents it is of the understanding that healthcare providers and educational establishments are already at capacity and would not be able to cope with additional users. Water supply and pressure would also be compromised.

Signed by Chairman

Traffic and Transport – No public transport serves the locality meaning approval of this development would mean extra traffic and pedestrians on already busy routes such as Shortbank Road and Newmarket Street. Issues would also arise for emergency vehicle access.

Flood risk – The current drainage and sewerage systems are insufficient in an area which has suffered from flooding in the past due to its proximity to Skipton moor.

Housing Allocation Policies – The Committee ask the question ‘Does Skipton need that many houses?’ and suggest that the District Council refer to their Local Plan.

Unsuitability of Location – This area of the town holds a lot of history including an old Roman road sited to the north of the site. The landscape and scenery would be compromised should this development be approved.

Play Area and Recreation Provision – As owners of other play areas in Skipton the Town Council would like informing how the amenity space will be maintained and also how the pedestrian links to the play areas were decided upon.

Meeting Closed at 7.40 pm

Signed by Chairman