

The 1097<sup>th</sup> Meeting of the Ripponden Parish Council held in the Ripponden Parish Council Office on Thursday 25<sup>th</sup> February 2016 at 7.15pm.

**Councillors Present:** - Cllr Johnson chaired the meeting.  
Cllr Carter, Cllr Hunt, Cllr McCarley, Cllr Moran, Cllr Naylor, Cllr Potts, Cllr Robins, Cllr Russell, Cllr J Smith, Cllr M Smith, Cllr Watson

**1. To accept apologies for absence and lateness**

Cllr Hunt gave apologies for having to leave the meeting early and Cllr Robins for possibly having to leave early due to illness.

**2. To accept the Minutes of the 1096<sup>th</sup> Meeting held on Thursday 11<sup>th</sup> February 2016**

Page 5856 Agenda item 6, Resolution 16254 amend Cllr McCarley to Cllr Hunt.  
Page 5856 Agenda item 6, paragraph 7 amend CAPL to CAPLC.

**16264 Resolved in a motion** by Cllr J Smith and seconded by Cllr McCarley that after the above amendments the Minutes be accepted as a true and correct record of the Meeting held on Thursday 11<sup>th</sup> February 2016.

**3. To receive information on any on-going items identified in these and previous Minutes and decide further action where necessary**

3.1. To discuss and agree additional potential sites for CCTV in Ripponden

**16265 Resolved in a motion** by Cllr J Smith and seconded by Cllr Russell that Cllr M Smith and Cllr Johnson should liaise with the Clerk regarding potential sites and report back to Full Council at a future meeting for approval.

Councillors were asked to e-mail the Clerk with any suggested sites to be looked at.

**The Clerk Reported that:**

An e-mail response had been received from Calderdale Council regarding the broken bollard and pedestrian barrier at Oldham Road/Halifax Road. The officer advised that one of the superintendents had inspected the two and made them safe. He also confirmed that the repair was now on the work plan, but a definite time scale was not known.

An acknowledgement had been received from Calderdale Council advising that the Parish Council's letter concerning Clockface Quarry had been logged and referred to the Assets Team for investigation. In addition an e-mail had been received from Planning Services concerning Heald Wall Nook Cottage confirming that the matter had also been forwarded to the Asset Management Team for investigation.

The Clerk informed the Meeting that an e-mail had been received from Environmental Health Services regarding the vehicle parked on Royd Lane car park long term. The officer confirmed that he had spoken to the owner and the vehicle would be removed shortly.

The Clerk advised that Cllr Naylor contacted her with details regarding registering the land at Royd Lane/Maud Lane in the Parish Council's name. The estimated cost for registering with legal fees would be approximately £500. The Meeting agreed that approving the expenditure should be an Agenda item at the next meeting after which Cllr Naylor should liaise with the Clerk to progress the matter.

The Clerk reported that Cllr Potts had provided a draft Dementia Friendly Plan for discussion. The Meeting agreed that this should be an Agenda item at the next meeting.

**3. To receive information on any on-going items identified in these and previous Minutes and decide further action where necessary (continued)**

**Cllr Naylor** raised concerns regarding comments being posted on the Parish Council's Facebook page, he reminded the Meeting that one of the conditions of setting up the page had been that it had not to be interactive. Cllr McCarley explained that when initially setting up the page there had been no way to prevent members of the public making comments on the page, he had reported this at the time and the agreement had been that the situation would be monitored by the Communications Committee. It was agreed that the matter be referred to the Communications Committee to investigate and report back its findings and recommendations at a future meeting.

**Cllr Naylor** informed the Meeting of a recent anti-social behaviour incident involving four male adults in Ripponden.

**Cllr Johnson** reported that he had been unable to meet with Inspector Bairstow since the last meeting due to her being on leave. Cllr Johnson is still waiting for her to get in touch with him to arrange a meeting.

**4. To receive Parish Councillors declarations of Interest**

None

**16266 Resolved in a motion** by Cllr J Smith and seconded by Cllr Russell that Standing orders be suspended to allow members of the public to address the Meeting

**5. Public Participation**

A member of the Ripponden Bowling Club attended in an observational capacity for Agenda item 10.

The Chairman welcomed the residents to the meeting. They explained their concerns regarding planning application 16/00166/FUL – land adjacent to 118 Oldham Road, Ripponden. The main issues highlighted were access, drainage, with a culvert running through the land and the fact that it had become an important wildlife area especially for bats in recent years. Discussion took place between the residents and Councillors regarding the access issues and guidance was given as to where the residents may obtain further assistance.

The Chairman thanked the residents for attending and they then left the Meeting.

**16267 Resolved in a motion** by Cllr J Smith and seconded by Cllr Russell that Standing Orders be reinstated.

The Chairman asked that Agenda item 10 be brought forward to the next item to allow an officer from Calderdale Council to address the Meeting.

**10. To discuss potential Community Asset Transfers with a Representative of Calderdale Council**

The Chairman welcomed Mr Hoyle, the lead officer for Asset Management at Calderdale Council to the meeting.

Mr Hoyle provided a brief synopsis of his role and explained the two routes available for consideration of a Community Asset Transfer. The Meeting went on to discuss the sites already highlighted by the Parish Council for potential Asset Transfer namely, Riverside Meadow, Mill Fold Public Toilets, the whole site of Mill Fold recreational area, Gate House garden and Barkisland Millenium stone garden. Mr Hoyle advised that all sites would be best considered for

**10. To discuss potential Community Asset Transfers with a Representative of Calderdale Council (continued)**

a 25 year lease at peppercorn rent as they would not qualify for longer term leases due to their size.

The Chairman thanked Mr Hoyle for his attendance which had been very informative. Mr Hoyle then left the meeting.

**6. To receive reports from the Clerk, Chairman, Committees, Councillors and Outside Bodies by Council Representatives**

**The Clerk reported that:**

Councillor Johnson had informed the Deputy Clerk of fly tipping at Blue Ball Road. The Clerk confirmed that this had now been reported to Calderdale Council. Cllr Johnson advised that the rubbish had been removed.

An e-mail had been received from Ryburn Valley Greenway group requesting the opportunity to attend a future Parish Council meeting to provide an update on the project to Councillors. The Meeting agreed that if convenient to the group the meeting on 24<sup>th</sup> March 2016 would be suitable.

The Clerk informed the Meeting that an e-mail had been received from Overgate Hospice advising the Parish Council that the Chairman had raised £383.00 for his charity from the Ripponden Parish Christmas Tree recycle event. Cllr Johnson thanked Cllr McCarley for his assistance with the collection of trees.

An e-mail had been received from the YLCA requesting the use of the Parish Council office for a South Pennine branch meeting in June.

**16268 Resolved in a motion** by Cllr J Smith and seconded by Cllr Watson that the Parish Council had no objections to the office being used by the YLCA for its meeting in June and refreshments being provided.

The Clerk provided details of the Insurance renewal to the Meeting. She reported that there had been a slight increase on the previous year due to the statutory Insurance Premium being increased from 6% to 9.5%.

**Cllr Watson** reported that he had attended the recent Flooding Committee meeting and advised that Calderdale Council was to provide a copy of its written report to the Parish Council.

**Cllr Moran** reported that the lights at the side of the Milestone public house were still not working. The Clerk was asked to chase the matter up with Calderdale Council.

**Cllr Potts** reviewed the Communications Committee meeting held on 15<sup>th</sup> February 2016, the main points being the Good Citizens Award, the website upgrade, press releases, Newsletter and the Annual report.

**Cllr Carter** apologised for not being able to attend the forthcoming Yorkshire in Bloom reception at Halifax Town Hall. Cllr M Smith agreed to attend on her behalf. It was agreed that Cllr J Smith and Consort should wear their chains of office.

**Cllr Naylor** advised the Meeting that together with Cllr M Smith he was to attend the South Pennine Branch meeting of the YLCA and asked if Councillors had any matters to raise. It was agreed that Asset Transfer, increase in crime levels and the use of CCTV should be raised by the two representatives.

**6. To receive reports from the Clerk, Chairman, Committees, Councillors and Outside Bodies by Council Representatives (continued)**

**Cllr McCarley** asked if the Minutes of the Communications Committee meeting held on 18<sup>th</sup> January 2016 could be included in the Minutes of this meeting.

**16269 Resolved in a motion** by Cllr J Smith and seconded by Cllr Potts that the Minutes of the Communications Committee meeting held on 18<sup>th</sup> January 2016 be included in the Minutes of this meeting.

**Communication Committee Meeting  
held on Monday 18<sup>th</sup> January 2016 at 7.30pm**

**Present:-** Cllr McCarley chaired the meeting  
Cllr Johnson, Cllr Moran, Cllr Potts, Cllr Robins, Cllr J Smith

**1. To receive apologies for absence and lateness**

Absence: Cllr M Smith

**2. To approve the minutes of the meeting held on Tuesday 3<sup>rd</sup> November 2015**

**CC2016-11 Resolved in a motion** by Cllr Moran and seconded by Cllr Robins that the minutes are accepted as a true and correct record of the meeting held on Tuesday 3<sup>rd</sup> November 2015.

**3. Matters arising from the last meeting**

Calderdale Big Band had been unable to attend the Christmas Lights switch-on because of conflicting events.

The Deputy Clerk had been unable to get a response from Tesco at Sowerby Bridge regarding the banner being displayed on the store's railings.

There had been a delay in the switch over of banners because of bad weather. Cllr Robins apologised to the meeting as she had been unable to distribute the flyers in the village or display them in the parish phone boxes.

**4. Christmas Lights Switch-on**

The Christmas lights switch on had been discussed, in recent months, as an agenda item at both Community Market and Communication Committee meetings and for the benefit of committee members Cllr Potts gave a brief overview of the discussion that had taken place, under matters arising, at an earlier Community Market Committee meeting.

The Deputy Clerk read out two emails relating to concerns with the 2015 parish Christmas lights. The meeting agreed that during preparations for the lights switch-on in Ripponden the upgrading and provision of lights in other parts of the parish had been neglected and this should be addressed before the 2016 festive season.

**5. Good Citizen Award**

Nominations had been received and it had been agreed at Full Council that the judging panel for the Good Citizen Awards should be Cllr Moran, Cllr Robins and Cllr Russell. A meeting would be arranged as soon as possible to discuss the nominations and identify the 2015 winner. The panel's decision would be reported back to Full Council.

Briggs Priestley had confirmed that costs for the award and engraving would be the same as for the 2014 award, £55 plus vat.

The Deputy Clerk was asked to contact Calderdale Council to see whether its Good Citizen Scheme had been re-instated.

**6. To receive reports from the Clerk, Chairman, Committees, Councillors and Outside Bodies by Council Representatives (continued)**

**Communication Committee Meeting  
held on Monday 18<sup>th</sup> January 2016 at 7.30pm (continued)**

**6. Website**

The meeting discussed the website at length. It was agreed that while the content of the website was generally good the presentation and appearance needed to be up-dated and improved. Upgrading to the latest technology would make the website easier to edit. The meeting acknowledged the need to drive traffic to the website using Facebook and possibly in the future, Twitter.

The meeting discussed a timescale for the upgraded website to come into force and agreed that the Parish Council should forcefully pursue the required timescale with Fab Spider and that:

by Friday 12<sup>th</sup> February, Fab Spider to provide the Parish Council with a link to the beta site.  
w/c 14<sup>th</sup> March, the design and format to be decided

w/c 11<sup>th</sup> April user acceptance testing

1<sup>st</sup> May, website to be completed for approval by Full Council on 5<sup>th</sup> May.

The Committee was mindful that following a meeting with the Clerk and Cllr McCarley, Fab Spider was already aware of the requirements of the up-grade and the Committee's priority would be the design and format of the up-grade.

**7. Press Releases**

The meeting discussed and amended a schedule of suggested items for press releases and articles for inclusion in Go-Local. The Deputy Clerk was asked to print off a copy for Cllrs for the next Full Council meeting.

Cllr Moran agreed that she would prepare any press releases and articles for distribution to committee members prior to approval by Full Council.

**8. Newsletter**

The meeting discussed items for inclusion in the spring/summer newsletter. It was agreed that the Deputy Clerk would prepare a first draft to be sent out as a PDF to allow committee members to make amendments and suggestions.

The Deputy Clerk would contact Go-Local to ask for the newsletter to be delivered with their April edition. Full Council approval would be needed by 10<sup>th</sup> March at the latest so that the newsletter could be printed and available for Go-Local by 22<sup>nd</sup> March.

**9. Office Window**

The meeting discussed a prepared schedule for use of the office window. It was agreed that Facebook should be used to advertise the facility and Cllrs would be asked to promote use of the window, subject to availability, by non-profit and charitable organisations.

Cllr Moran had obtained details of a stick-on border for the office door which would cost £9.99 per colour.

The Deputy Clerk informed the meeting that, in response to an email sent to a number of residents by Cllr Moran, the Parish had received emails complimenting the Parish Council and those involved with the Remembrance Sunday window display. The Deputy Clerk provided Cllrs with a copy of one of those emails which, while being complimentary of the Remembrance Sunday window, was critical of other displays. The Deputy Clerk informed the meeting that the window displays were often put together by groups and organisations that had both limited funds and resources.

**6. To receive reports from the Clerk, Chairman, Committees, Councillors and Outside Bodies by Council Representatives (continued)**

**Communication Committee Meeting  
held on Monday 18<sup>th</sup> January 2016 at 7.30pm (continued)**

Cllr Robins suggested that a budget of up to £50 per window display should be included in the Communication Committee's budget for displays provided by the Parish Council.

**10. To approve any spending from the Communication Committee**

**CMC2016-12 Resolved in a motion** by Cllr J Smith and seconded by Cllr Moran that expenditure is approved for:

Purchase of Good Citizen Award and engraving of recipient's name by Briggs Priestley	£55+vat
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**11. Date of the next meeting**

The next meeting will be held on Monday 15<sup>th</sup> February 2016 at 7.00pm

**The meeting closed at 9.09pm.**

**Cllr Russell** reported that together with Cllr M Smith she had attended the Planning Committee meeting concerning Clockface Quarry. She provided a brief synopsis of the discussion and advised that Calderdale Council had agreed that the Parish Council should have sight of the contract prior to signing. The Clerk was also asked to report to Calderdale Council that the 30mph signs at the junction of Rishworth Road and Saddleworth Road needed to be reinstated.

**Cllr M Smith** advised that he had left a copy of the Parish Council's report on vehicle movement to and from Clockface Quarry with the Planning Committee for reference.

**16270 Resolved in a motion** by Cllr J Smith and seconded by Cllr Russell that members of the press and public be excluded to receive Cllr M Smith report from the Employment Committee.

**16271 Resolved in a motion** by Cllr McCarley and seconded by Cllr Naylor that the Parish Council accepts the minutes of the Employment Committee meeting held of 24<sup>th</sup> March 2015.

Cllr M Smith reviewed the minutes of the Employment Committee meeting held on 9<sup>th</sup> February 2016.

**16272 Resolved in a motion** by Cllr J Smith and seconded by Cllr Russell that the Press and Public be allowed back into the meeting.

**Cllr Johnson** reported that he had attended Calderdale Council's Citizens Celebration Award reception at Halifax Town Hall. He also asked that the feasibility of forming a Finance Committee should be an Agenda item at the next meeting for discussion.

**Cllr Johnson** asked if the Parish Council wanted to make enquiries with the West Yorkshire Police & Crime Commissioner as to Community Funding for the implementation of CCTV. The Meeting agreed that this should be progressed.

**7. To receive reports from Calderdale Councillors who represent Ryburn Ward**

Cllr Hunt left the meeting at 8.45pm.

Cllr Carter asked if the Parish Council would like her to raise the Flood report, once received, with the Police & Crime panel. The Meeting agreed that this would be a good idea.

**7. To receive reports from Calderdale Councillors who represent Ryburn Ward (continued)**

Cllr Carter also advised that she may be able to obtain a report from Inspector Bairstow concerning Policing in the Ryburn Valley over the flooding period. She informed the Meeting that PCSO Serban was to be relocated to the Elland police station from Brighouse.

Cllr Carter reported on the recent drainage issue outside Barkisland Post Office and confirmed that work had been done by Calderdale Council to prevent the flooding in future.

**8. To agree accounts for payment**

**16273 Resolved in a motion** by Cllr Watson and seconded by Cllr Carter that the accounts listed on the schedule with a total value of £437.88 be passed for payment.

Cllr Robins left the meeting at 8.50pm.

**9. To receive correspondence****Correspondence**

Calderdale Council  
Mr & Mrs Brooks

Parish Precept 2016/17  
c.c. letter to Calderdale Council re Clockface Quarry

**Information**

Calderdale Council  
Calderdale Council  
DCLG  
NABMA  
NABMA  
NALC  
North Bank Forum  
Northern Gas Network  
War Memorial Trust  
Woodberry Ltd  
YLCA  
YLCA  
YLCA

Future Events  
Queen's Birthday Beacon  
Neighbourhood Planning Update  
NABMA Membership  
Annual Conference  
Funding and Grants Bulletin  
Sector Support Update 18<sup>th</sup> February 2016  
Pennines Depot Open Day  
February Bulletin Magazine  
Brochure  
South Pennine Branch Meeting 9<sup>th</sup> March 2016  
Petition to give Local Councils Planning Appeal Rights  
Digital Councils Event 18th May 2016

**Agendas**

29/02/16  
01/03/16

Council Meeting  
Adults Health & Social Care Scrutiny Panel

**Matters arising from correspondence**

The Clerk was asked to circulate the details of the petition to all Councillors via e-mail and refer the Woodberry brochure to the Environment Committee.

**11. To discuss and agree the recommendations of the Community Market Committee**

Cllr Potts provided a brief synopsis of the Community Market Committee findings concerning the reduced footfall at recent Markets and with regret requested that the Parish Council consider the folding up of the quarterly market and the disbanding of the Committee, with the possibility of forming a new Events Committee in its place to organise future events such as the Xmas Fest.

**16274 Resolved in a motion** by Cllr Potts and seconded by Cllr McCarley that the quarterly Community Market ceases with immediate effect and the Market Committee is disbanded.

**11. To discuss and agree the recommendations of the Community Market Committee (continued)**

It was agreed that the formation of a new Committee should be held over to the Annual meeting for discussion.

Cllr Watson commended the Councillors' and employees who had worked to organise and maintain the markets for their efforts.

**12. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues**

**12.1. Planning Applications & Decisions**

**Plans held over from last meeting**

**Application No: 15/01521/FUL**

Officer: Diane Scaramuzza  
 Applicant: Mr E Norcliffe  
 Site: Lower Woodhead House Lower Woodhead Scammonden Road Barkisland  
 Proposal: Agricultural building  
 History: None  
 Main Issues: Site lies in Green Belt and Special Landscape Area and is in close proximity to numerous grade II listed buildings. The application will be assessed against NPPF (sections 9 & 12), RCUDP policies GNE1, NE12, E16 and BE1

**RPC Comments:**

**16263 Resolved in a motion** by Cllr J Smith and seconded by Cllr McCarley that this application be held over to the next meeting

**16275 Resolved in a motion** by Cllr J Smith and seconded by Cllr Potts that the Parish Council objects to this application on the grounds of its proximity to several Grade II Listed Buildings, the development is in front of another property, it appears to be a very large building for a non-specified purpose, SLA and Green Belt. Policies BE1, BE16 and NPPF12, since the development would not enhance the environment. The Parish Council also notes that the applicant does not provide any justification in the application.

Cllr Watson abstained from voting.

**New plans for this meeting**

**Application No: 16/20036/TPO**

Officer: Keith Grady  
 Applicant: Booth Wood Inn  
 Site: Corner Bank Plantation Oldham Road  
 Proposal: Prune one tree (Tree Preservation Order)  
 History: A previous application considered in 2010 (10/20055/TPO) to prune one tree was approved.  
 Main Issues: The amenity value of the tree and what impact the works will have on the character and appearance of the area, and in view of the assessment whether or not the works are justified in view of the reason put forward for the works.

**RPC Comments:**

**16276 Resolved in a motion** by Cllr J Smith and seconded by Cllr Naylor that the Parish Council has no objections to this application subject to the Planning Officer being satisfied that it is good arboricultural practice.

**12. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues (continued)**

**Application No: 16/00166/FUL**

Officer: Sara Johnson  
 Applicant: Mr B West  
 Site: Land adjacent 118 Oldham Road Ripponden  
 Proposal: Detached dwelling  
 History: 03/00877/OUT Residential development –refused  
 92/02051/OUT Residential development-refused  
 Main Issues: Proposal is for new dwelling on part of uncultivated land belonging to applicant next to their domestic curtilage. Site lies in primary housing area and will be assessed against policies H2, H9, BE1, BE2, NE21 and NE16, EP14, EP22, BE5 and T18 of the RCUDP and NPPF 6

**RPC Comments:**

**16277 Resolved in a motion** by Cllr M Smith and seconded by Cllr McCarley that the Parish Council objects to this application on the grounds that a public sewer runs through the land and the lack of satisfactory vehicular access from a public road. In addition it was felt that the application does not comply with policies: BE1, BE2, NE21, NE16, EP14, EP22, BE5, T18, NE20 and OS1 protected Open Space.

Cllr Moran declared a pecuniary interest in the next application and did not take part in the decision making process.

**Application No: 16/00152/HSE**

Officer: Sara Johnson  
 Applicant: Mr & Mrs Brooke  
 Site: New Moor 40 Hob Lane Ripponden  
 Proposal: Single storey side extension  
 History: 04/02509/HSE two storey side extension approved and implemented,  
 05/02412/HSE single storey extension approved and implemented.  
 Main Issues: Site lies in Green Belt main issues are whether the development harms the openness and visual amenity of the Green Belt. Key issues are when taking into account the previous extensions on the dwelling and the proposed extension if these collectively harm the openness of the Green Belt. Will be assessed against NPPF9, BE1 and BE2 of the RCUDP.

**RPC Comments:**

**16278 Resolved in a motion** by Cllr M Smith and seconded by Cllr Russell that the Parish Council objects to this application on the grounds that it is over intensive use of the site, NPPF9, Green Belt and harms the openness. Policies BE1 and BE2.

**Application No: 16/00179/HSE**

Officer: Sara Johnson  
 Applicant: Mr D Hilton  
 Site: Heights Green Barn  
 Proposal: Reconstruction of existing garage  
 History: 14/01091/HSE conversion of garage to living space and 1<sup>st</sup> floor extension to side including raised balcony  
 10/00962/Conversion of barn to residential dwelling  
 07/01230/CON Conversion of barn to residential  
 Main Issues: The site lies in the Green Belt. Key issues are whether the extensions and alterations to the garage are disproportionate and harm the openness and visual amenity of the Green belt, and whether the proposed access is harmful to the Green Belt and necessary. It will be assessed against NPPF9, policy BE1, T18 and BE5 of the RCUDP.

**12. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues (continued)**

**RPC Comments:**

**16279 Resolved in a motion** by Cllr Carter and seconded by Cllr M Smith that the Parish Council has no objections to this application subject to a condition being placed on the permission that permitted development rights are withdrawn on all the existing buildings on site and the garage.

**Planning Decisions:**

<b>16/00040/HSE</b> 55 Brig Royd Ripponden	Two storey extension to side	<b>Granted</b>
<b>15/01688/HSE</b> 16B Elland Road Ripponden	Single storey side extension with decked area to south elevation	<b>Granted</b>
<b>15/20178/TPO</b> Spring Bank 7 Sandyfoot Barkisland	Fell two trees (Tree Preservation Order)	<b>Part Granted/Part Refused</b>
<b>15/20177/TPO</b> 3 Stony Croft Lane Ripponden	Fell one tree (Tree Preservation Order)	<b>Refused</b>
<b>15/01650/HSE</b> 2 Fountain Street Ripponden	Two storey extension to side	<b>Granted</b>
<b>15/01586/FUL</b> 176 Oldham Road Ripponden	Replacement of existing timber shopfront to new white aluminium glazed system	<b>Granted</b>
<b>15/10054/ADV</b> 176 Oldham Road Ripponden	Illuminated Sign light box to top section and 1 No. illuminated wall display notice boards to each side of entrance (Advertisement Consent)	<b>Granted</b>
<b>15/01412/FUL</b> Land East Of White Hart Fold Rochdale Road Ripponden	Realignment of plot 10 (amendment to planning application 14/01428/FUL for ten dwellings)	<b>Granted</b>
<b>15/01350/191</b> 21 Sandyfoot Barkisland	Change of use of part of field to garden area (Lawful Development Certificate)	<b>Granted</b>
<b>15/01314/FUL</b> Building Rear Of Upper Cross Wells Lane Head Road Ripponden	Conversion of garage, store and outbuilding to include extension to outbuilding and new roofs in order to create a two storey dwelling (Amended plans and description)	<b>Refused</b>

**12. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues (continued)**

<b>16/00011/HSE</b> 160 Halifax Road Ripponden	Dormer to front and rear	<b>Refused</b>
<b>15/01666/FUL</b> Land Opposite The Steeps Nursery Lane Ripponden	Agricultural building (part retrospective)	<b>Granted</b>

Cllr Carter mentioned that looking at the recent decisions there appeared to be no consistency in decision making and felt that this needed to be kept an eye on.

**12.2. Planning Enforcement**

None

**The meeting closed at 9.30pm**