

MINUTES OF THE MEETING OF SILSDEN TOWN COUNCIL
on Thursday 4th Sept 2025

Commenced 7.30pm

Concluded 8.50pm

Present: Cllrs Davis, Walton, C Whitaker, R Whitaker, Wogden, O'Dwyer, Naylor, Smith, Ford and Russell. Public [4]

Cllr Davis in the Chair

1. Apologies for absence were received from Cllr Jessup
2. Accepted the reason for apologies
3. DECLARATION OF INTEREST ON ITEMS ON THE AGENDA – Cllr Wodgen declared an interest on item 16 Nab View planning
4. Police apologies received figures were circulated to councillors
5. The minutes of the meeting of Silsden Town Council held on 3rd July 2025 were signed as a true and accurate record.
6. ADJOURNMENT – None requested.
7. AGAR – Chair and Clerk re-signed section 1 and 2 of the AGAR statements originally signed on the 15th of May with no changes having been made – in order to comply with request that it be signed at a full main council meeting.
8. Information regarding progress made by enforcement and rights of way from Ward Cllrs concerning Bridle path and possible unauthorised planning in the green belt. Enforcement officer has not actively taken the case and will keep the Town Council informed
9. Resolved that due to an increasing number of complaints with regards to the eye sore of sand bags abutting the retaining wall of St James Church that STC write to St James to ask for an update on timescales for repairs to their wall.
10. Planning protocol review – Cllr Naylor nominated to attend.
11. Resolved that this council use CIL funds to refurbish the railings around the Christmas Tree in Memorial grounds at a cost of £743.29. – CIL group to action and bills to be sent to the clerk for payment
12. Noted the response received from BMDC re their insuring the park and contents – we are still awaiting further discussions with BMDC with regards to the information passed on to council by 3rd parties. Details in clerk's report
13. STC resolved to adopt the new IT policy in line with audit requirements for 2026 and noted that all correspondence from the clerk to councillors will now only be sent to and from a .gov email address.
14. Coat of Arms – Resolved to grant both requests.
 - A] Silsden History Group. To let you know that the Silsden History Group have been offered a large (107cm x 70cm) signboard emblazoned with the Silsden Coat of Arms. This was once used as a 'Welcome to Silsden road side sign many years ago. It is the intention of the group to have this signboard refurbished and framed. We are aware of Silsden Town Council's ownership of the Silsden Coat of Arms and therefore seek the council's permission for this to be done and hung in the Town hall as part of a Heritage display in 2026
 - B] Silsden Veterans Association that welcomes retired or serving Blue light services personnel Army Navy and Airforce serving or retired personnel. - we would like to

use the Silsden coat of Arms on our stationary and Standard Flag which will be flown on Remembrance Day would we have the council's permission.

15. ACCOUNTS AND FINANCE.

1. Agreed payments

L Corcoran	salary	2065	784.41
L Corcoran	repay postage	2065	2.50
Inland Revenue	tax and Ni	2066	167.68
P Rance	lengthsman	s/o	1300.00

- Resolved to pay up to the full amount for the signage for the HGV ban –at a cost of £26,400.00. Further resolved that £18k of this money would come from the councils CIL income.
- Noted slight increase of £16 for the benches in the park from the CIL project. Clerk is waiting for invoice for benches and installation as project now going forward.

16. PLANNING

25/02026/MAO Outline application for demolition of school buildings and construction of 23 houses requesting consideration of scale, layout, access and appearance Objection: We question the need for demolition of existing buildings on environmental grounds and believe a development which retains the existing building would be a better fit for the area.

We agree with, the Public Health Team, Parks & Greenspaces Development, Drainage consultant, clean air team, West Yorkshire Police, and the Environmental Health Pollution Team.

There is no report from Highways on this application and request that due to the lack if this vital information that STC is re consulted when this report is available. The red site outline extends across the centre line of Elliott Street.

DESIGN_AND_ACCESS_AND_HERITAGE_STATEMENT 8.3 (The proposed development will positively enhance highway safety). This totally incorrect, all these houses will have driveways connected to the highways, each one will create a danger to both pedestrians and vehicle traffic, Elliott Street has four buses an hour. On the site plan the houses numbered 1 to 8, and the Aire view street scene show that their drives exit onto Aire view, however the site is several metres below Aire View so this is impossible.

Houses 18 to 23 exit the site via a combined drive, due to the problems stated above the best solution would be to reduce the number of houses and turn all of them around so the drives are on the inside of the site, and all vehicles enter and exit via the one opening.

The Tree report does not relate to how the trees will be deal with.

We believe it is overdevelopment within that site

Request should this be granted that the developers preserve any historical stonework and that it be incorporated into any new building on that site.

25/02662/HOU Single storey rear extension 4 Tunnicliffe Place Silsden Keighley West Yorkshire BD20 0DH No objection

25/02426/LBC|Works to deliver walking and cycling route across Silsden Bridge with widening of existing cycle path to bridge without altering or affecting the existing structure, relocation of kerb stones and new bollard to northern end Silsden Bridge Keighley Road Silsden Keighley West Yorkshire No objection in principle, however we do not believe there is an existing cycle path to the bridge. Also, we would suggest that the lights on the toucan crossing should be taller than normal to

provide a better view of them; to vehicles approaching from beyond the river bridge. We have also noted there is no highways assessment

25/02498/MAF|Construction of pedestrian and cycle bridge over highway (A629), including formation of approach ramps, associated highway works, landscaping and drainage|Silsden Bridge Keighley Road Silsden Keighley West Yorkshire No objection in principle. Agree with, Environmental Health Pollution Team, RIGHTS OF WAY, BIODIVERSITY TEAM, DRAINAGE CONSULTATIONS, CLEAN AIR PLAN TEAM CBMDC.

Whilst we do agree with the transport statement that this bridge will not increase traffic, we would point out that the crossing on Station Road will cause a severe tail back of traffic out onto the A629 trunk road, particularly at morning school times, which will increase the traffic problems already present at this time.

25/02845/HOU Two storey side and single storey rear extension (Retrospective) 6 Nab View Silsden Keighley West Yorkshire BD20 9PU No objection

25/02737/FUL Installation of air source heat pumps 7 Belton Road Silsden Keighley West Yorkshire BD20 0EE no objection

25/03103/HOU Rear sun room extension with roof terrace over (amended description) Rose Cottage Delph Farm Coates Lane Silsden Keighley West Yorkshire BD20 9HH – no objection as long as complies with GB policies

17. Confirmed that date of the next full council meeting to be 2nd October 2025

Chair

Town Clerk 2/10/25