

MINUTES OF THE MEETING OF SILSDEN TOWN COUNCIL PLANNING COMMITTEE HELD ON THURSDAY THE 18th SEPTEMBER 2025

Commenced 7.30pm

Concluded 8.13pm

Present Cllrs Walton, Davis, R. Whitaker, O'Dwyer, Naylor, Ford, Smith, Wogden and Russell.
Public [2] Robbie Moore MP.

Cllr Walton

1. Apologies for absence were received from Cllrs Jessup and C Whitaker
2. Accepted the reasons for apologies
3. Agreed minutes of the planning meeting held on the 17th July 2025 as true and correct
4. Public adjournment – Taken by Robbie Moore MP on the proposed Calderdale Energy Park
5. Council resolved by majority vote with two abstentions to make the following comments against the Calderdale Energy Park.
The Site is located within the following designations: South Pennine Moors Site of Special Scientific Interest (SSSI). South Pennine Moors Special Protection Area (SPA). South Pennine Moors Special Area of Conservation (SAC)
The Biodiversity Gain Requirements state, (Irreplaceable Habitat) Regulations 2024, Blanket bog is included in these regulations. Therefore this is not an appropriate site for this development, Blanket bog holds large amounts of Carbon, and this will be released if it is disturbed.
This application if approved would damage the peatland beyond repair, the infrastructure would be a scar on the landscape and destroy the visual amenity of the Bronte Heritage Site and negativity impacting on tourism and critically affecting the local economy and businesses within this iconic area.
6. Resolved to submit the following comment on the revised draft of The Statement of Community Involvement- That this document ought to note that there is a Town and Parish Charter, and a Planning Protocol which has been adopted, and gives more detailed guidance on TC and PC community involvement..
7. To comment on the following planning applications
25/03348/HOU|Single storey outbuilding for garden use (retrospective)10A Bradley Road Silsden Keighley West Yorkshire BD20 9LS – |No objection
25/03417/HOU Single storey rear entrance lobby, new chimney, three rooflights and replacement glazed screen to garage door opening Raikes House Farm Brown Bank Lane Silsden Keighley West Yorkshire BD20 0LL – No objection
25/02026/MAO Outline application for demolition of school buildings and construction of 23 houses requesting consideration of scale, layout, access and appearance .Aire View Infant School Aire View Silsden Keighley West Yorkshire BD20 0AW – 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 of 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
25/02807/MAF Residential development of 147 No dwellings with associated vehicular access, open space and sustainable urban drainage system

Land At Grid Ref 403728 445895 Sykes Lane Silsden Keighley West Yorkshire –
Objections

Agree with Drainage and Parks and Greenspaces Development

There is nothing on the application from, Highways, Public Health Team, Canal & river trust, clean air team, West Yorkshire Police, the Environmental Health Pollution Team, or Yorkshire Water.

Objection the grounds that part of this site is an area of land with a high probability of flooding according to EA mapping, and The site plan doesn't make it clear that the basin will be securely fenced off to prevent vulnerable people entering the water, also this is overdevelopment, there isn't enough infrastructure within Silsden to accommodate this increase of population.

8. Agreed 16th October as the date for the next planning meeting

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Chair 16.10.2025