

**MINUTES OF THE MEETING OF SILSDEN TOWN COUNCIL FOR PLANNING HELD ON  
THURSDAY THE 16th NOVEMBER 2017**

Commenced 7.30pm

Concluded 9.02pm

Present: Cllrs O'Dwyer, Whitaker, Savage, Robinson, Cook, Walton and Croft. Ward Cllr Naylor in attendance for the public adjournment. Public [37]

**CLLR WALTON IN THE CHAIR**

1. Extended Public Adjournment, public were invited to view the plans for the school ask questions and were given advice on how to make their comments to the planning authority.
2. Apologies for absence – None received
3. To decide on acceptance of reasons for councillors absence – not applicable.
4. Declaration of interest on items on the agenda - none
5. Minutes of the last meeting 19/10/17 were ratified, with the proposal to note on the minutes of this meeting that the statement regarding monitoring of the sewer should state electronic not manual and BMDC to be advised of the change.
6. Comments on the following application[s]:
  - 17/05793/REG | 3 Form Entry primary school and nursery, including future-proofed design to enable 4 Form Entry school provision. External works to include utility connections/diversions, landscaping, car parking, highways, external play and sports provision. | Land At Hawber Lane Silsden West Yorkshire – Silsden Town Council are not opposed to a new school, but there are serious concerns over access to this site. Details in the traffic assessment do not deal with issues already occurring on the roads, the fact that the site is on an incline hasn't been address as an issue for those walking to school. However it is difficult to comment when highways response are still not available in the consultation, and we cannot see how DMDC are dealing with some of the anomalies within the traffic assessment document produced by the developers and **we request additional time for both this council and members of the public to respond to access problems once the highways commentary is in the public domain.** The original consultation stated the school would be of a stone exterior to fit in with the surrounding area, this new look design is not in keeping with a rural landscape as adjacent to green belt, not does it reflect the buildings currently in the area, it should return to the original design for material look in stated in their own public consultation. The flood risk and water management is of high concern, the suggested 'ponds' would need to be 2.5m deep to act as a storage with has obvious safety implications for a school site. There is no mention of where run of water is going – if into the exiting water course this increases the risk of further flooding down through the town. There appears to be little in the terms of green policy applied solar panel should be incorporated into the design to generate the heating and electricity the school requires, grey water should be being utilised to feed the toilets. Both with have the add on effect of reducing the schools long term running costs. The application should not go before panel, until the public and consultee have had time to response to the highways report.
  - 17/06067/FUL | Construction of dwelling | 9 East Dene Silsden West Yorkshire BD20 9NS –No objection.
  - 17/06014/FUL | Change of use of the first floor from C3 Residential to D1 Physio | 16 Briggate Silsden West Yorkshire BD20 9JT-No objection
  - 17/06075/FUL | Change of use from golf course to an activity and camping centre for Scouting, including re-use of existing club house building, use of houses as a bunk house and installation of a static caravan for site warden accommodation to be located within the upper car park | Riddlesden Golf Club Western Avenue Riddlesden Keighley West Yorkshire BD20 5QN – No objection
  - 17/05925/FUL | Change of Use shop (A1) to micropub (A4) | D Lampkin Store Bradley Road Silsden West Yorkshire – No objection in principal to this application but this council queries the statement that it is D Lampkin's store
7. Next meeting, if planning in will take place after the finance meeting the 14<sup>th</sup> December 2017.