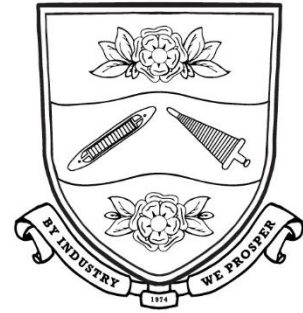


TODMORDEN TOWN COUNCIL

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MINUTES OF THE DEVELOPMENT COMMITTEE MEETING

Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on
Wednesday 26th February 2020 at 7:30 pm

Councillors Present:	Cllrs C Potter [Chair], The Revd G Kent, R Coleman-Taylor, T Roberts, J Williams, S Martin, P Taylor, A Greenwood, L Levick, A Hollis and L Needham.
Absent Councillors:	Cllr K White – Mayoral Business
Observing Councillors:	None
Officers:	Susan Miles – Assistant Town Clerk (Minute taker)
Members of the Public:	6 members of the public attended: Mr D Wilson, Ms M Booth, Ms P Mace, Ms A Leah, Mr M Burton and Mr B Manear

2020(D)052	<p><u>Item 1 Apologies for Absence</u></p> <p>To receive and approve apologies for absence and reasons given to the Clerk prior to the meeting</p> <p><i>Proposed by Cllr Williams and Seconded by Cllr Roberts Unanimous</i></p> <p>RESOLVED:- <i>That the apologies and reasons for absence be noted, namely Cllr K White was engaged on mayoral activities be received and accepted.</i></p>
2020(D)053	<p><u>Item 1a Additional Agenda Item</u></p> <p>The chair said that the Climate Emergency Committee had a joint meeting with Hebden Royd TC and Calderdale MBC on 24 February 2020 and a statement has been produced on behalf of the Upper Valley Town and Parish Councils and Calderdale MBC for presentation to the Calderdale Scrutiny Committee (3 March 2020). She said that TTC has been asked to consider resolving to support it.</p> <p>This item was added as item 5a on this agenda.</p>
2020(D)054	<p><u>Item 2 Declarations of Interest</u></p> <p>To receive disclosures of personal and prejudicial interests from members on matters to be considered at the meeting. Officers are required to make a formal declaration about council contracts where the employee has a financial interest.</p> <p>Note: Members must generally declare a disclosable pecuniary interest which he or she has in any item on the Agenda. A Member with a disclosable pecuniary interest may not</p>

Signed Chair:

Dated: 18.03.2020.....

	<p>participate in any discussion of the matter at the meeting and must not participate in any vote taken on the matter at the meeting. In addition, the Council's Standing Orders require a Member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place.</p> <p><i>Cllr Hollis said that although has no pecuniary interest he knows the applicant for item 8d on the agenda and so will abstain from any vote taken about that item.</i></p>
2020(D)055	<p><u>Item 3 Public Participation</u></p> <p>To adjourn the meeting to allow members of the public to make representation on the business of the agenda for the meeting.</p> <p>Note: No resolutions can be under public participation.</p> <p>Members of the public raised the issue regarding planning for the site on Commercial St. The chair said that this would be taken under item 9 of the agenda.</p>
2020(D)056	<p><u>Item 4 Minutes</u></p> <p>To approve the minutes of the Development Committee meeting held on the 5th February 2020 and 11th February 2020 (previously circulated).</p> <p><i>Proposed by Cllr Williams and Seconded by Cllr the Revd Kent Unanimous</i></p> <p>RESOLVED:- <i>That the draft minutes of the Development committee meeting held on the 5th February and 11th February 2020 be approved as a true record of proceedings and signed by the Chair.</i></p>
2020(D)057	<p><u>Item 5 Exclusion of Press and Public – Public Bodies (Admission to Meetings Act 1960)</u></p> <p>To consider and confirm any agenda items that require the exclusion of the Press and Public in accordance with the Public Bodies (Admissions to Meetings) Act 1960 for matters appertaining to confidential or exempt information.</p> <p><i>Proposed by Cllr Williams and Seconded by Cllr Hollis Unanimous</i></p> <p>RESOLVED:- <i>That the agenda items for the meeting do not require the exclusion of the press and public and that they be allowed to remain for the duration of the meeting.</i></p>
2020(D)058	<p><u>Item 5a Resolution About Climate Emergency</u></p> <p>The draft resolution was reviewed.</p> <p><i>Proposed by Cllr the Revd Kent and Seconded by Cllr Coleman-Taylor Unanimous</i></p> <p>RESOLVED:- <i>Subject to the ratification by Full Council on 11 March 2020, the Development Committee hereby resolves to confirm its support for the Joint Statement of the Upper Valley Town and Parish Councils and Calderdale MBC to be presented to the Calderdale MBC Scrutiny Committee:</i></p>

	<ul style="list-style-type: none"> • <i>To work with other local authorities and Town Councils as well as environmental groups on carbon reduction projects to ensure the UK can deliver its climate commitments.</i> • <i>To call on the Government and Calderdale MBC to provide the resources and powers so that we can all contribute to the UK's Carbon Reduction targets.</i> • <i>To continue to explore ways to avoid using fossil fuels such as oil, coal and gas and immediately look to switching to renewable sources of energy.</i> • <i>That the Town and Parish Councils of the Upper Calder Valley encourage others to consider making such a declaration and the positive changes associated with it and we will help them do so.</i> <p>Action: The Assistant Town Clerk to forward this resolution of support to the Town Clerk of Hebden Royd TC for inclusion in the statement to be presented to the Calderdale Scrutiny Committee on 3 March 2020.</p>										
2020(D)059	<p><u>Item 6 Correspondence</u></p> <p>To receive an update on previous items of correspondence considered and agree any further actions required</p> <p style="padding-left: 40px;">a. Overgrown shrubbery near dangerous bend Centre Vale Baptist Church.</p> <p>The Assistant Town Clerk reported that she had chased for a response from the Safety Enforcement Officer but had not received a response yet.</p> <p>She also mentioned that a further response had been received from the Traffic Officer and he had confirmed, that in view of the location, no traffic calming measures could be applied. Instead, he suggested that the gate to the road be moved.</p> <p>Action: Cllr Greenwood offered to meet the Traffic Officer on site. Assistant Town Clerk to set up a meeting.</p>										
2020(D)060	<p><u>Item 7 Correspondence received in respect of planning applications previously considered</u></p> <p><i>None received</i></p>										
2020(D)061	<p><u>Item 8 Comments on Planning Applications</u></p> <p>To submit comments on the planning applications received from Calderdale Council Comments as detailed below were Agreed by Members En Bloc</p> <p><i>Proposed by Cllr Potter and Seconded by Cllr Williams Unanimous</i></p> <p><u>RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council En Bloc</u></p> <table border="1" data-bbox="359 1809 1519 2047"> <thead> <tr> <th>Item no</th> <th>Application Number</th> <th>Address</th> <th>Purpose</th> <th>Response</th> </tr> </thead> <tbody> <tr> <td>8a</td> <td>20/00055/LBC</td> <td>30 Square Rd, Todmorden, OL14 7SU</td> <td>New partition stud walls, replacement doors and rear windows (Listed building Consent)</td> <td>Supported but regret the use of UVPC windows in a property of this age.</td> </tr> </tbody> </table>	Item no	Application Number	Address	Purpose	Response	8a	20/00055/LBC	30 Square Rd, Todmorden, OL14 7SU	New partition stud walls, replacement doors and rear windows (Listed building Consent)	Supported but regret the use of UVPC windows in a property of this age.
Item no	Application Number	Address	Purpose	Response							
8a	20/00055/LBC	30 Square Rd, Todmorden, OL14 7SU	New partition stud walls, replacement doors and rear windows (Listed building Consent)	Supported but regret the use of UVPC windows in a property of this age.							

8b	20/00070/HSE	245 Halifax Rd, Todmorden, OL14 5RX	Studio with staircase leading to roof terrace	Supported
8c	20/00161/LBC	Gauxholme Viaduct, Vernon St, Todmorden	Strengthening and repair works to the bridge span over the canal(Listed Building Consent)	Supported but suggest considering use of old LMS colours instead
8d	21/00043/FUL	Land North east of the Sycamores, Hole Bottom Rd, Todmorden	Agricultural barn	Supported subject to hardstanding being a permeable surface
8e	20/00045/HSE	19 Oldroyd Todmorden OL14 6BE	Extension to east Elevation	Supported subject to a Flood Officer report
8f	20/00102/LBC	19 Oldroyd Todmorden OL14 6BE	Extension to East Elevation (Listed Building Consent)	Supported subject to a Flood Officer report
8g	20/00148/FUL	Bearnshaw Tower Barns, Carr Rd Todmorden	Removal of existing building and construction of two dwellings	Supported subject to hardstanding being a permeable surface and a land instability report be undertaken
8h	20/00134/HSE	4 Buckley Wood Bottom, Todmorden OL14 7AN	Demolition of existing conservatory to facilitate single storey extension to South West Elevation	Supported
8i	20/00190/HSE	Lower East Lee Cottage, East Lee Lane Todmorden OL14 8RW	Removal of single-storey lean-to and timber porch and construction of new single-storey extension. Alterations within curtilage of property, including removal of section of stone wall to provide new hard standing for single parking space, and provision of new water treatment plant.	Supported subject to the Comments of the Conservation Officer and any hardstanding being a permeable surface.
8j	20/00191/LBC	Lower East Lee Cottage, East Lee Lane Todmorden OL14 8RW	Removal of single-storey lean-to and timber porch and construction of new single-storey extension. Alterations within curtilage of property, including removal of section of stone wall to provide new hard standing for	Supported subject to the Comments of the Conservation Officer and any hardstanding being a permeable surface.

Signed Chair:

Dated: 18.03.2020.....

				single parking space, and provision of new water treatment plant. (Listed Building Consent)	
	8k	20/00111/HSE	20 Sun Vale Avenue, Walsden Todmorden, OL14 6TP	Two storey and single storey extension to rear	Supported subject to any new hardstanding being a permeable surface.
2020(D)062	<p><u>Item 9 Other planning issues for consideration</u></p> <p>To consider if there are other planning issues for consideration.</p> <p>A group of representatives from the public reported on ongoing issues they have had with the landowner of the Sandholme Mill site on Commercial St. This is causing high levels of stress in view of the recently flooding in Todmorden and believe that the result raising of the level on this site (as happened with Lidl and the Mill Bank site) will exacerbate any future flooding on Commercial St and surrounding streets. Residents said that they do not object to building on the site but the raising of the level of the site is unacceptable.</p> <p>Originally the Environment said the site was a Risk 2 flood site with a 1 in a 100-year chance of flooding. Planning permission was granted in 2012 but since then there have been floods (2012 and 2015). The cellars of houses on Commercial St had flooded this month (with Storms Ciara and Dennis) and the flood water almost reached the ground floors.</p> <p>The Environment Agency said that this site should be a Risk 3 flood site and as such should be left as a flood plain. The residents are concerned that the landowner has, in the last week or so, levelled the mounds of earth (left by the Canals and Rivers Trust following the recent upgrade of the towpath) on the site which has raised the level by around 3ft (higher in the middle). This land is now level with the canal towpath. The 2012 planning permission is said to include a rise in site level of up to 300mm. Residents have tried to raise this discrepancy with the landowner but have said that he is unwilling to discuss it.</p> <p>The group reported that several residents have written to the Enforcement Officer at Calderdale MBC but have been disappointed with the response that it is perceived that the requirements of the planning permission are being upheld. The group agreed to provide the Assistant Town Clerk with relevant information and photographs.</p> <p>The group of residents said that this site is no longer on the Calderdale Local Plan following the increase to Risk Level 3. Others at the meeting understood that the site was still on the Local Plan.</p> <p>It was suggested that Cllr Roberts and the ward councillors have a site meeting with the Enforcement Officer. It was also suggested that a representative from the Environment Agency be invited to attend although a charge may be incurred for this.</p> <p><i>Proposed by Cllr Potter and Seconded by Cllr Williams Unanimous</i></p> <p>RESOLVED:- That Cllr Roberts to arrange a site meeting with Calderdale, the ward councillors and possibly the Environment Agency and to report back to the Development Committee. The Assistant Town Clerk to write to Calderdale (copying to Cllr S Sweeney, the Calderdale Flood Committee Chair) expressing deep concern about current actions on the site.</p>				

2020(D)063	<p><u>Item 10. Todmorden Street Cleaning</u></p> <p>To receive written updates.</p> <p>A written update was received about the quality control for street cleaning in Todmorden. Each street is checked annually on a quarterly rota and assigned a rating from A (excellent) to D (poor). The data is collated and an annual report is produced. A rating of B is viewed as an acceptable standard. In the last assessment, Todmorden streets were rated either A, B+ or B. The Assistant Town Clerk said that she was going to receive quarterly updates and that the way the quality control is done by the Safer, Cleaner, Greener team was impressive. They were passionate about measuring the standards of, and achieving, a good standard of street cleaning.</p> <p>Safer, Cleaner, Greener has advised that if Todmorden TC require a dedicated street sweeper an additional member of cleaning staff would have to be recruited and the cost borne by TTC.</p> <p>A request has been placed with the Street Cleaning Team for 2 additional bins suitable for cigarette butts around the market, one next to the bench in front of the public toilets, the other next to the bench in front of the Indoor Market. It is possible that TTC will need to pay for one of these.</p> <p>The Assistant Town Clerk said that Cllr Needham had written a report about the cleanliness of streets in Todmorden and had recommended that an 8 extra bins be fitted and 1 recycling bin be moved:</p> <ol style="list-style-type: none"> a. Litter bin – Burnley Rd – near Pennine Lodge as children and Leisure Centre users regularly throw litter on their way home. b. Litter bin – Dineley Ave playground – There used to be a bin but it has been removed. People tried to use it but it was usually overflowing. c. Litter bin – Harley St, top of steps, Teenagers use this area and there are always bottles, rubbish and dog waste. This is a cut through for school children. d. Dog waste bin – HARLEY St gardens. This area is filled with dog waste and often children play there. A sign about poo picking would also be useful. e. Litter bin – Garden St, where it adjoins Victoria Rd at the bus stop. f. Litter bin – Harvelin park, near Fellside. g. Dog waste bin/ litter bin – West St and car park area, this area is full of dog waste. h. Dog waste bin – Kilnhurst Rd near Badger Wood – there are no dog waste bins in the area. i. Recycling bin – Bus station – a new recycling bin was placed on the opposite side of the road from the Bus Station. This means people have to cross the busy and potentially dangerous road to an area of low footfall in order to use it. Could it please be moved to the opposite side of the road near the bus station please?

	<p>The Assistant Clerk reported that she had approached the Street Cleaning team with this list and the manager is going to review the current collection route and investigate the possibility of the additional bins. It may be that TTC will have to contribute to the cost.</p> <p>Questions were raised about the role of the new Calderdale Volunteer Coordinator. The role is to coordinate the recruitment and deployment of volunteers in parks and streets. The Volunteer Coordinator has been assessing which areas require volunteers and is just about to produce recruitment posters. It was reported that the new Volunteer Coordinator is passionate about her role.</p> <p>Cllr Greenwood said that he would like to organise a volunteer litter picking operation for Cornholme in the near future. Cllr L Needham said that she also had been considering Cornholme and Walsden for future volunteer litter picks.</p> <p>Action: Assistant Town Clerk to invite the Volunteer Coordinator to a future meeting of the Development Committee.</p> <p>Action: Assistant Town Clerk to raise the issue of weeds around the Town Hall with the Street Cleaning team.</p> <p>Action: Assistant Town Clerk to request for the TC to be included in the circulation list (from the Upper Valley Coordinator) for the 6-weekly meeting with Safer, Cleaner, Greener.</p> <p>Action: Assistant Town Clerk to thank the Safer, Cleaner, Greener team for the excellent work of the Todmorden street cleaners and for the collaborative way the team has worked with TTC.</p>
	<p><u>Item 13 Lidl Site Run Off Flooding Issue and Security Issue</u></p> <p>To receive a verbal update regarding any progress made.</p> <p>a. Security None</p> <p>b. Flooding Mr Lee at Calderdale is going to arrange, with Yorkshire Water, a CCTV camera examination of the drainage channels for Lidl and surrounding area.</p>
2020(D)065	<p><u>Item 12 Outstanding Issues Register</u></p> <p>To review register of outstanding issues.</p> <p>An updated register of outstanding issues was presented and noted by Members.</p> <p>Item 22 (review Moorlands Policy) was discussed and it was agreed that this needs to be developed together with neighbouring councils. It was suggested that a process is needed to review the Moorlands Policy.</p> <p>Action: Members were asked to let the Assistant Clerk know of any ideas to improve the policy.</p>

	<p>Item 36 (deep flood water in Centre Vale Park) was discussed. Although this is a flood plain, it was noted that some of the stretches of water can be deep and that this is a potential safety issue where these areas are not fenced off.</p> <p>Item 43 (damage to Holmcote bridges) was discussed, in particular, how to prevent vehicles that are too large to pass from entering it.</p> <p>The Assistant Clerk reported that Building Control has been approached again to establish which unit within the Council, is responsible for protecting the bridge. Also, she reported that the Rivers and Canals Trust has said that it is concerned and will investigate.</p> <p>Action: Assistant Town Clerk to ask Building Control about what can be done to stop vehicles that are too wide from using the bridges.</p> <p>Items 62, 63 and 64 (around the back of the indoor market) were discussed. It was reported that the Environment Agency has inspected this as well as a bridge engineer from Calderdale MBC.</p> <p>It was reported that Albert St, near the café, has become a quagmire since the flooding.</p> <p>Action: Assistant Clerk to report this to Highways.</p> <p>It was reported that there is a large puddle on the side entrance to the indoor market on the Pollination Rd side.</p> <p>Action: Assistant Clerk to report this to Highways.</p> <p>It was discussed that many of the flooding issues are caused by block drains. In the past there were 2 part-time 'length men' who used to rod out and clean drains in Todmorden. This useful dedicated role disappeared a long time ago.</p>
2020(D)066	<p><u>Item 13 Footpaths and Obstructions</u> To consider any issues surrounding footpaths and obstructions.</p> <p>None</p>
2020(D)067	<p><u>Item 14 Allotments</u> To receive a written update.</p> <p>This was discussed and it was decided to delay further discussion until the documentation about the current allotment sites is received from Calderdale.</p>
2020(D)068	<p><u>Item 15 Items for Discussion for a Future Agenda</u> To notify the clerk of any matters for inclusion on the agenda of the next meeting.</p> <ul style="list-style-type: none"> • Commitments from Mr Brandon (First Group) about improvements to current bus services, especially the updating of timetables in bus shelters. • Rodding/drain cleaning in Todmorden.
2020(D)069	<p><u>Item 21 Date of Next Committee Meeting</u> The date of the next scheduled committee meeting was noted – Wednesday March 18th, 2020 at 7.30pm, in the Cockcroft Room at Todmorden Town Hall.</p>

Signed Chair:

Dated: 18.03.2020.....

There being no further business, the Chair closed the meeting at 9.20pm.

Signed Chair:

Dated: 18.03.2020.....