

TODMORDEN TOWN COUNCIL

Town Clerk's Office,
Todmorden Community College,
Burnley Road, Todmorden OL14 7BX
01706 548135

townclerk@todmorden-tc.gov.uk
www.todmorden-tc.gov.uk



MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on Wednesday 23rd October at 7:30 pm

Councillors Present:	<i>Cllrs. C Potter [Chair], A Greenwood, L Levick, S Martin, T Roberts, J Williams, A Hollis and K White (from 7.50pm)</i>
Absent Councillors:	<i>Cllrs. R Coleman - Taylor, P Taylor, The Revd G Kent</i>
Observing Councillors	<i>(Cllr M Holmstedt joined at commencement of the meeting):</i>
Officers:	Colin Hill – Town Clerk (Minute Taker)
Members of the Public:	4 members of the public attended

2019(D)136	<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. S Martin and Seconded by Cllr. A Hollis</i> <i>Unanimous</i></p> <p>RESOLVED:-</p> <p><i>That the apologies and reasons for absence, namely attendance at conference, pre operation rest and holiday be received for Cllrs R Coleman-Taylor, P Taylor and The Revd G Kent</i></p>
2019(D)137	<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><i>None declared</i></p>
2019(D)138	<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>

Signed Chair:

Dated:

	<i>No issues were raised by members of the public</i>
2019(D)139	<p><u>Item 4 Minutes</u></p> <p>To approve the minutes of the Development Committee meeting held on the 2nd October 2019</p> <p><i>Proposed by Cllr. C Potter and Seconded by Cllr. J Williams</i> <i>Unanimous</i></p> <p>RESOLVED:-</p> <p><i>That the draft minutes of the Development committee meeting held on the 2nd October 2019 be approved as a true record of proceedings and signed by the Chair</i></p>
2019(D)140	<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. C Potter and Seconded by Cllr. J Williams</i> <i>Unanimous</i></p> <p>RESOLVED:-</p> <p><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>
2019(D)141	<p><u>Item 6 Correspondence</u></p> <p><i>None received</i></p>
2019(D)142	<p><u>Item 7 Correspondence Received in Respect of Planning Applications Previously Considered</u></p> <p><i>None received</i></p>
2019(D)143	<p><u>Item 8 Comments on Planning Applications received from Calderdale Council</u></p> <p>Comments as detailed below were Agreed by Members En Bloc</p> <p><i>Proposed by Cllr. L Levick and Seconded by Cllr. J Williams</i> <i>Unanimous</i></p> <p>RESOLVED:- <u><i>That the consultees responses as detailed below be submitted to Calderdale Council En Bloc</i></u></p>

Signed Chair:

Dated:

8a	19/00988/FUL	Kava, Rochdale Road, Todmorden, OL14 7LA	Removal of existing awning to facilitate replacement retractable awning structure and full-height vertical screens to the outside to create an enclosed seating area on the existing balcony (retrospective)	<i>Whilst supporting this application we have concerns regarding a worsening of an internal accessibility issue to the balcony that may not be Equality Act compliant in terms of interior alteration.</i>
8b	19/01167/LBC	4 Cropley House, St Peters Gate, Walsden, Todmorden, OL14 6BG	New window and door and one conservation rooflight(Listed building consent)	<i>Unable to comment as no supporting documents on the planning portal</i>
8c	18/01303/FUL	Stansfield Hall Nursery, The Grove, Todmorden, Calderdale	Construction of detached dwelling including retention of existing outbuildings (Amended Plans)	<i>Supported subject to the satisfaction of Tree and Parking issues being resolved</i>
8d	19/01113/HSE	1 Watty Terrace, Todmorden, Calderdale, OL14 7PG	Refurbishment and alteration to rear extension	<i>Supported</i>
8e	19/01136/HSE	3 Weavers Moorings, Walsden, Todmorden, West Yorkshire, OL14 6RT	Summer house	<i>Supported</i>
8f	19/20150/TPO	22 Stoodley Grange, Todmorden, Calderdale, OL14 6JR	Fell one tree (Tree Preservation Order)	<i>Supported</i>
8g	19/00648/FUL	Langfield House, 38 Kilnhurst Road, Todmorden, West Yorkshire, OL14 6AX	Two detached dwellings	<i>Supported</i>
8h	19/01073/LBC	Todmorden Hall North Hall Street Todmorden Calderdale OL14 7AD	Installation of Sky dish	<i>Supported</i>
8i	19/00856/FUL	New Delight House New Delight Todmorden	Conversion of joiner's shop to dwelling. Amended. Amended scheme to planning application	<i>Supported</i>

Signed Chair:

Dated:

		Calderdale OL14 8NT	16/01482/FUL to include 2 storey extension	
8j	19/01015/FUL	Incredible Farm Mankinholes Bank Todmorden Calderdale OL14 6JA	Greenhouse (retrospective)	No comment
8k	19/00967/FUL	2A White Hart Fold Todmorden Calderdale OL14 7BD	Internal alterations to facilitate part change of use from residential (C3) to office (A2)	Supported
8l	19/00968/LBC	2A White Hart Fold Todmorden Calderdale OL14 7BD	Internal alterations to facilitate part change of use from residential (C3) to office (A2) (Listed Building Consent)	Supported
8m	19/01177/HSE	106 Walsden Wood Road Walsden Todmorden West Yorkshire OL14 7UD	Sun room to rear garden	Supported

2019(D)144

Item 9 Other Planning Issues for Consideration

None received

2019(D)145

Item 10 Neighbourhood Plan

To receive a verbal update confirming the date and time of the next Working Group and a reminder of tasks outstanding and to consider whether Members wish to receive a presentation on a transformational approach to our Neighbourhood Plan.

The Town Clerk updated Members on the following matters:-

- *Housing Needs Assessment request to Locality has been made and awaiting outcome.*
- *Green Spaces identification outstanding – to be picked up by working group*
- *Local Heritage Assets outstanding – to be picked up by working group.*

The next meeting of the Neighbourhood Plan Working Group was agreed for 13th November 2019 6pm.

The Town Clerk also raised with Members the opportunity, but not the obligation, to consider whether in terms of smaller pieces of land excluded for site allocation by Calderdale in their Local Plan, Todmorden would wish to seek a Neighbourhood Development Order alongside or separate to the Neighbourhood Plan that could allocate land for development purposes. There are a number of issues to consider arising from this potential, not least how this could be taken forward. With this in mind, the Town Clerk sought agreement from Members that at the next Working Group meeting, a presentation to be made to them by Matt Lupton on these issues and Members agreed that this presentation may be made.

Signed Chair:

Dated:

2019(D)146	<p><u>Item 11 Denis’s Field</u> To receive correspondence regarding Local Green Space Status in the Neighbourhood Plan</p> <p><i>Letters were presented to the Committee in support of designating this area under the Neighbourhood Plan as a green space.</i></p> <p><i>Members were supportive of this and resolved as follows</i></p> <p><i>Proposed by Cllr. S Martin and Seconded by Cllr. A Hollis</i> <i>Unanimous</i></p> <p><i>RESOLVED:</i> <i>That Denis’s Field be a designated a Green Space within our Neighbourhood Plan and that the Town Clerk write to Calderdale MBC to advise them of this inclusion, and to also acknowledge this to the senders of the letters, and to seek in respect of the School letters of support, confirmation that these were sent on behalf of the Governing Bodies of such schools.</i></p>
2019(D)147	<p><u>Item 12 Lidl Site Run off flooding issue</u> To receive a verbal update regarding any progress made on this issue.</p> <p><i>The Town Clerk advised Members that despite efforts to engage at Officer level to take forward previous discussions, no response had been received or on site meetings arranged and therefore he would start the process of formally writing to a number of parties as previously agreed in order to raise the profile including the MP and Calderdale Ward Councillors.</i></p>
2019(D)148	<p><u>Item 13 Todmorden Street Cleaning</u> To consider future requirements for Todmorden</p> <p><i>Cllr. C Potter asked for this item to be deferred to the next meeting.</i></p>
2019(D)149	<p><u>Item 14 Vale Baptist Church Chapel</u> To raise concerns regarding road visibility obscured by Greenery</p> <p><i>Cllr. A. Greenwood Raised concerns regarding a dangerous corner situated near Vale Baptist Church and advised Members of a number of concerns raised by Age Concern given the frequency of elderly residents having to cross this road. In addition, the Church is also being used more and more by children’s groups and again concerns about this corner. Cllr. K White also was able to relate to this in terms of bus/heavy goods use in that it was a corner that had to be cut very close to the pavement and often collided with some extensive bushes planted in an adjoining property that would need pruning extensively to lessen this additional hazard of poor site lines.</i></p> <p><i>Agreed that The Town Clerk would write to Calderdale Highways to request urgent attention to this a matter in terms of “traffic calming” measures and also the property owner with the bushes on their perimeter, to seek agreement to prune the bushes to a much lower level, and to advice Age Concern of these actions being taken.</i></p>

Signed Chair:

Dated:

2019(D)150	<p><u>ITEM 15 Cornholme – Re-opening of Railway Station</u> To consider supporting any proposals that may arise for this station to be reopened.</p> <p><i>Cllr. A. Greenwood raised the potential re-opening of this Station as a future possibility to be campaigned for given the previous success for Walsden. He was aware of a footfall survey having been undertaken by Calderdale MBC and as a starting point would like to obtain a copy of this.</i></p> <p><i>Members were supportive of this and recognised the potential benefits of less car journeys and economic and tourism development to benefit Todmorden, if such a stop was reintroduced that this would be the start of a long project, but felt it was at least worthy of establishing some baseline of interest as to the potential demand for such a re- opening and or a “stopping platform”, especially given an increase in use of this line following the opening of a further Blackburn service.</i></p> <p><i>Action: Town Clerk to seek from Calderdale a copy of the footfall survey and report back to the Development Committee in due course.</i></p>
2019(D)151	<p><u>Item 16 Update of Outstanding issues</u> To provide Members with a register of outstanding issues for follow up.</p> <p><i>A register of outstanding issues was presented and the process outlined by the Town Clerk of how this will be used going forward to better inform Members of progress made with regard to matters raised at either Development Committee or by Members individually outside of Committee. The Town Clerk encourage Members to look through what has been recorded to date and to bring to his attention any items they may feel have been missed.</i></p> <p><i>Members were appreciative of this format and welcomed this to be brought forward to each subsequent committee meeting as a standing item.</i></p>
2019(D)152	<p><u>Item 17 Footpaths and Obstructions</u> To consider any issues surrounding footpaths and obstructions.</p> <p><i>None raised</i></p>
2019(D)153	<p><u>Item 18 Cheques</u> To receive the schedule of cheque payments that require signing in accordance with the Financial Regulations.</p> <p><i>A schedule of 9 items totalling £1937.81 was presented to the meeting and approved for signature.</i></p>
2019(D)154	<p><u>ITEM 19 Any Items for Discussion for a future agenda</u></p> <ul style="list-style-type: none"> • <i>Todmorden Street Cleaning</i> • <i>Lidl site – flooding issue</i> • <i>Outstanding Issues Register</i>

Signed Chair:

Dated:

2019(DC)
155

Item 20 Date of the Next Committee Meeting

The date of the next committee meeting was noted – Wednesday 18th November at 7.30pm, Todmorden Town Hall.

There being no further business, the Chair closed the meeting at 9.10 pm.

Signed Chair:

Dated: