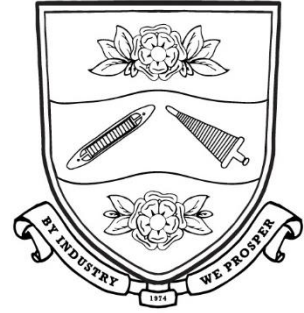


# TODMORDEN TOWN COUNCIL

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## MINUTES OF THE DEVELOPMENT COMMITTEE MEETING

Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on  
Wednesday 13th November at 7:30 pm

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<b>Councillors Present:</b>	Cllrs C Potter [Chair], K White, A Greenwood, R Coleman – Taylor, S Martin, T Roberts, J Williams, L Needham, A Greenwood, The Revd G Kent, M Holmstedt and A Hollis,
<b>Absent Councillors:</b>	Cllrs L Levick and P Taylor
<b>Observing Councillors:</b>	None
<b>Officers:</b>	Susan Miles – Assistant Town Clerk (Minute Taker) and Colin Hill – Town Clerk (Support)
<b>Members of the Public:</b>	4 members of the public attended

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2019(D)156	<p><b><u>Item 1 Apologies for Absence</u></b></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 Hollis and Seconded by Cllr Needham      Unanimous</i></p> <p><b>RESOLVED:-</b> <i>That the apologies and reasons for absence be noted, namely Cllr Levick is on holiday and Cllr Taylor is unwell be received and accepted.</i></p>
2019(D)157	<p><b><u>Item 2 Declarations of Interest</u></b></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 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>None declared</i></p>

Signed Chair: .....

Dated: .....

2019(D)158	<p><b><u>Item 3 Public Participation</u></b></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>One member of the public expressed frustration that Item 12 on the agenda about street cleaning was not resolved yet. Another member of the public wished to discuss the Letter from Calderdale about Lidl. It was agreed to delay discussion about this until Item 13 on the agenda.</p>
2019(D)159	<p><b><u>Item 4 Minutes</u></b></p> <p>To approve the minutes of the Development Committee meeting held on the 23rd October 2019</p> <p><i>Proposed by Cllr Hollis and Seconded by Cllr Williams                      Unanimous</i></p> <p><b>RESOLVED:-</b> <i>That the draft minutes of the Development committee meeting held on the 23 October 2019 be approved as a true record of proceedings and signed by the Chair.</i></p>
2019(D)160	<p><b><u>Item 5 Exclusion of Press and Public – Public Bodies (Admission to Meetings Act 1960)</u></b></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 Hollis and Seconded by Cllr Potter                      Unanimous</i></p> <p><b>RESOLVED:-</b> <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)161	<p><b><u>ITEM 6 Housing Needs Assessment</u></b></p> <p>To provide a verbal update on progress made in obtaining this grant.</p> <p>The Clerk has contacted Locality team. Although the application will take 2/3 weeks to process it seems positive at this stage that assistance will be provided. He pointed out that when it is approved the work must be done in this financial year and will need to be started ASAP. The Clerk was thanked for the work he has done on progressing the Housing Needs Assessment.</p>
2019(D)162	<p><b><u>Item 7 Neighbourhood Plan</u></b></p> <p>To consider any matters arising out of the Neighbourhood Plan's Working Group meeting.</p> <p>One of the first steps will be to collate two registers; one for green spaces to be considered for designation and one for the local heritage sites of interest. The Clerk will distribute the registers to the Neighbourhood Plan sub-committee members and all councillors for completion. Upon return these will be collated.</p>

Signed Chair: .....

Dated: .....

2019(D)163	<p><b><u>Item 8 Correspondence</u></b></p> <p>A letter from Barry Cook expressing thanks to the Council about Denis' Field was received.</p>																							
2019(D)164	<p><b><u>Item 9 Correspondence received in respect of planning applications previously considered</u></b></p> <p><i>None received</i></p>																							
2019(D)165	<p><b><u>Item 10 Comments on Planning Applications</u></b></p> <p>To submit comments on the planning applications received from Calderdale Council</p> <p>Comments as detailed below were Agreed by Members En Bloc</p> <p>Proposed by Cllr Roberts and Seconded by Cllr Williams Unanimous</p> <p><b><u>RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council En Bloc</u></b></p> <table border="1" data-bbox="359 831 1519 2056"> <thead> <tr> <th data-bbox="359 831 450 898">Item no</th> <th data-bbox="450 831 684 898">Application Number</th> <th data-bbox="684 831 890 898">Address</th> <th data-bbox="890 831 1235 898">Purpose</th> <th data-bbox="1235 831 1519 898">Response</th> </tr> </thead> <tbody> <tr> <td data-bbox="359 898 450 1675">10a</td> <td data-bbox="450 898 684 1675">19/01125/FUL</td> <td data-bbox="684 898 890 1675">105A Oak Avenue, Todmorden, Calderdale, OL14 5PE</td> <td data-bbox="890 898 1235 1675">Alterations and extension to existing shop and first floor flat. Demolition of adjoining single storey shop store and construction of 4 new HMOs</td> <td data-bbox="1235 898 1519 1675">Whilst acknowledging the need for respite accommodation this application was not supported because of the problem of accessibility on a dangerous road bend, the lack of provision for additional parking and outside space for residents. Also, there will be additional traffic from support workers and relatives which will generate additional traffic on a busy corner.</td> </tr> <tr> <td data-bbox="359 1675 450 1883">10b</td> <td data-bbox="450 1675 684 1883">19/01196/FUL</td> <td data-bbox="684 1675 890 1883">408 Burnley Road, Todmorden, Calderdale, OL14 8JA</td> <td data-bbox="890 1675 1235 1883">Construction of two semi-detached houses</td> <td data-bbox="1235 1675 1519 1883">Supported but suggest a Highways Report as this location is on a dangerous bend.</td> </tr> <tr> <td data-bbox="359 1883 450 2056">10c</td> <td data-bbox="450 1883 684 2056">19/01063/FUL</td> <td data-bbox="684 1883 890 2056">Land adjacent to 12 Henshaw Road, Walsden,</td> <td data-bbox="890 1883 1235 2056">Construction of detached house</td> <td data-bbox="1235 1883 1519 2056">Not supported as the access road is inadequate and this will generate additional traffic.</td> </tr> </tbody> </table>				Item no	Application Number	Address	Purpose	Response	10a	19/01125/FUL	105A Oak Avenue, Todmorden, Calderdale, OL14 5PE	Alterations and extension to existing shop and first floor flat. Demolition of adjoining single storey shop store and construction of 4 new HMOs	Whilst acknowledging the need for respite accommodation this application was not supported because of the problem of accessibility on a dangerous road bend, the lack of provision for additional parking and outside space for residents. Also, there will be additional traffic from support workers and relatives which will generate additional traffic on a busy corner.	10b	19/01196/FUL	408 Burnley Road, Todmorden, Calderdale, OL14 8JA	Construction of two semi-detached houses	Supported but suggest a Highways Report as this location is on a dangerous bend.	10c	19/01063/FUL	Land adjacent to 12 Henshaw Road, Walsden,	Construction of detached house	Not supported as the access road is inadequate and this will generate additional traffic.
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Signed Chair: .....

Dated: .....

			Todmorden, Calderdale		Also concerns about potential flooding and impact on views.
	<b>10d</b>	19/01200/HSE	20 Woodhouse Grove, Todmorden, West Yorkshire. OL14 6AH	Single storey extension to rear	No comment
	<b>10e</b>	19/01163/LBC	The Shippon, North Ramsden Lane, Todmorden, OL14 7RS	Two storey side extension	Consideration cannot be given as there are no supporting documents. Application to be considered again when supporting documents are available.
	<b>10f</b>	19/10026/ADV	Site of Abraham Ormerod Hospital and Former Cinema, Burnley Road, Todmorden, Calderdale	Aldi request consent to display two internally illuminated fascia signs, one vinyl sign and one internally illuminated totem sign. (Advertisement Consent).	No comment
	<b>10g</b>	19/01295/LBC	Canal bridge on Rochdale Canal between Todmorden and Hebble End Hebden Bridge, Calderdale	Widen existing canal bridge (Listed Building Consent)	Supported
	<b>10h</b>	19/01011/FUL	Workshop, Halifax Road, Todmorden, OL14 5QN - land at Haugh Rd, Todmorden, opposite Lobb Mill.	Extension to building for storage of equipment and food items	Supported
2019(D)166	<b><u>Item 11 Other planning issues for consideration</u></b>				
	<i>None received</i>				

Signed Chair: .....

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2019(D)167	<p><b><u>Item 12 Todmorden Street Cleaning</u></b></p> <p>To consider future requirements for Todmorden</p> <p>The Chair thanked the three voluntary organisations that provide good support with litter picking; Keep Todmorden Tidy, Friends of Calderdale the Community Wardens. It was suggested that the Probationary Service be contacted about offenders being a resource for litter picking. However, it was noted that some members felt that this was not worthwhile work to support the integration of offenders into the community. The Revd Cllr Kent asked for his resistance to such use be recorded.</p> <p>Although there are active local volunteer groups, it was acknowledged that residents pay through Council tax for a regular cleaning service and the current levels provided fall severely short of what is required. There are several parts of the town that are particularly affected including around the Town Hall and the gap between the Market and the Bus Station. Litter from takeaways was also noted as a major problem with rubbish being dropped by residents on their way home. The possibility of writing to local takeaway businesses was suggested to raise the issue with them Also, it was suggested that perhaps they might consider the possibility of ‘sponsoring a bin’.</p> <p>The lack of rubbish bins at pertinent points was noted as a factor that exacerbates the situation. The provision of bins is an issue, but they also had to be emptied and this may generate an additional cost. Cllr Needham is currently producing a report about bin requirements for the town and will forward this to the Clerk when it is finished. It was also noted that each individual resident visitor has a responsibility to pick up their own litter.</p> <p>Councillors and members of the public expressed great dissatisfaction with the current situation and believed that it has become worse over the last decade.</p> <p>It was noted that the Climate Emergency Committee will be looking at the possibility of recycling bins for the town.</p> <p>It was also raised that there is often unsightly litter in the bus station.</p> <p>The Clerk agreed to investigate the current situation with Calderdale Council and First Group buses and report back to a forthcoming meeting of the Development Committee.</p> <p>Concern was expressed that this be progressed quickly as the next six weeks will be busy in Todmorden with the Christmas light switch on at the end of the month. Also, there will an increase in shopping and local events in Todmorden in the lead up to Christmas.</p>
2019(D)168	<p><b><u>Item 13 Lidl Site Run Off Issue</u></b></p> <p>To receive a verbal update regarding any progress made on this issue.</p> <p><b>Run Off</b></p> <p>The letter received from Calderdale Council was discussed. Members of the public commented that five acres of flood plain had been lost and with inadequate drainage arrangements any overflow from Lidl goes into residents’ houses. Concern was raised that the level of the Lidl car park is above the level of the road and that this causes a run-off of surface water.</p> <p>A member of the public mentioned that she would forward a letter she had received to the Clerk for information.</p> <p>It was agreed that it was necessary to wait for a copy of the statutory report, due in December, which will include comments from Yorkshire Water.</p>

Signed Chair: .....

Dated: .....

	<p><b>Site Security</b></p> <p>Concern was also expressed about security around the lagoons. The gate has been left open on several occasions. Great concern was expressed that this could lead to a fatality. The Clerk mentioned that he had had a meeting with Inspector Bob Doughty and this had been raised. The Inspector agreed to ask the local PCSOs to check this on their rounds. If this continues to be a problem, it could result in a Community Protection Order being issued. It was mentioned that there is also a hole in the wall behind the lagoons that can be accessed from the canal path.</p> <p>The Clerk agreed to feed this back to Inspector Doughty.</p> <p>The Clerk mentioned that a letter has been sent to Lidl Estates, but no reply had been received yet.</p>
2019(D)169	<p><b><u>Item 14 Outstanding Issues Register</u></b></p> <p>To review register of outstanding issues.</p> <p>As the register is now updated on a monthly basis and brought to this meeting it was agreed in future that only the Chair will receive copies of the letters sent by the clerk about issues but that it is not necessary for these to be copied to other committee members.</p>
2019(D)170	<p><b><u>Item 15 Footpaths and Obstructions</u></b></p> <p>To consider any issues surrounding footpaths and obstructions</p> <p>No additional issues were raised. It was believed that the Outstanding Issues Register is effective in collecting and addressing issues.</p>
2019(D)171	<p><b><u>Item 16 Cheques</u></b></p> <p>To receive the schedule of cheque payments that require signing in accordance with the Financial Regulations.</p> <p><i>No schedule presented</i></p>
2019(D)172	<p><b><u>Item 17 Any Items for Discussion for a future agenda</u></b></p> <p>To notify the Clerk of any matters for inclusion on the agenda of the next meeting.</p> <ul style="list-style-type: none"> <li>• Lidl, health and safety and flooding</li> <li>• Todmorden street cleaning</li> <li>• Update about Aldi build</li> <li>• Update about the Community College</li> </ul>
2019(D)173	<p><b><u>Item 18 Date of the Next Committee Meeting</u></b></p> <p>The date of the next committee meeting was noted – Wednesday December 4<sup>th</sup> at 7.30pm, Todmorden Town Hall.</p> <p><i>There being no further business, the Chair closed the meeting at 9.05 pm.</i></p>

Signed Chair: .....

Dated: .....