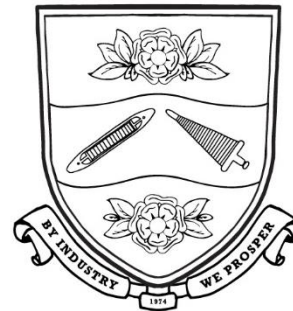


TODMORDEN TOWN COUNCIL

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 remotely on Wednesday 30th September 2020 at 7:30 pm

Councillors Present:	Cllrs C Potter (Chair), R Coleman-Taylor (Mayor), S Martin, A Hollis, L Levick, P Taylor, J Williams and M Doyle. L Needham
Absent Councillors:	Cllrs T Roberts , K White, A Greenwood, The Revd G Kent
Observing Councillors:	Cllrs M Taylor and M Holmstedt
Officers:	Colin Hill – Town Clerk (Minute taker)
Members of the Public:	Nikki Stocks and Barry Menear
Presenters:	Item 6 Brandon Jones of First Bus and Edwin Saris of West Yorkshire Combined Authority.

2020(D)081	<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>Apologies received from Cllr T Roberts and K White on medical grounds and Cllr A Greenwood on vacation, Cllr The Revd G Kent family bereavement</p> <p><i>Proposed by Cllr C Potter and Seconded by Cllr J Williams Unanimous</i> <i>RESOLVED:-</i> <i>That apologies be accepted from Cllrs T Roberts and K White on medical grounds Cllr A Greenwood on vacation and Cllr The Revd G Ken Family Bereavement</i></p>
2020(D)082	<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 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 received</i></p>
2020(D)083	<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>Proposed by Cllr C Potter and Seconded by Cllr A Hollis Unanimous RESOLVED:- <i>That Nikki Stocks and Barry Menear be invited to address the meeting at the relevant items on the agenda</i></p>
2020(D)084	<p><u>Item 4. Minutes</u></p> <p>To approve the draft minutes of the Development Committee meeting held 2nd September 2020 (previously circulated)</p> <p>Proposed by Cllr L Levick and Seconded by Cllr P Taylor Unanimous RESOLVED:- <i>That the draft minutes of the Development committee meeting held on the 2nd September be approved as a true record of proceedings and signed by the Chair.</i></p>
2020(D)085	<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>Proposed by Cllr J Williams and Seconded by Cllr L Levick Unanimous RESOLVED:- <i>That Member of the Public and Press are welcome to stay and observe the meeting</i></p>
2020(D)086	<p><u>Item 6 . Update on Bus Services by Brandon Jones ,First Group and WYCA representative</u></p> <p><i>To provide an update on services through Todmorden including services from School Children.</i></p> <p><i>Brandon Jones provided an update to Members:-</i></p> <ul style="list-style-type: none"> • <i>Substantial changes since March 2020 arising out of Covid 19 and thanked customers for their patience and colleagues for their hard work in adapting and safety work to be Covid compliant/enhanced cleaning.</i> • <i>Passenger numbers fell to meet Govt standards, initially 25% then 50%</i> • <i>Addressed connectivity with colleagues from WYCA, added journeys, and liaised daily to make required changes.</i> • <i>Challenge to encourage face coverings'</i> • <i>Information app/online to help customers know if service likely to be full,</i> • <i>Over 100 additional services in September to that of normal</i> • <i>Generally, 5% of service that is full and have to pass through stops where customers could be waiting</i> <p><i>Questions were raised by Members covering</i></p> <ul style="list-style-type: none"> • <i>Have drivers caught Covid 19? Some drivers have been isolated, some shielding and small numbers actually contracted Covid19. Drives operate from behind a screen and unions closely involved.</i> • <i>Compliance with masks- Why are some drivers not always being proactive and challenging non-use?</i>

Will reinforce again to drivers, PCSO's occasionally helping to check

- *What about those who are not able to wear masks?*

Exemption Cards/Download available to show

- *What is the position with regard to resources and ongoing provision?*

Future is uncertain. Govt is funding until end of year additional services. Regular dialogue with service providers, Combined Authority and Dept for Transport.

- *What about the 5% who cannot board because a service is full, especially the same service?*

Real time information enables first bus to identify and reallocate if a regular occurrence. Reality is usually mid-afternoon issue especially around school time runs.

*Edwin **Saris** from West Yorkshire Combined authority provided an update to Members*

- *Challenges to Network and tailoring services to demand. Took longer than expected.*
- *Improvement in local services – additional drop of at Health Centre.*
- *July/Aug – return to school – have created additional capacity to comply with Govt guidelines, any issues aim to sort same or next day, across 5 districts performance is good.*
- *Incidents happen and efforts made to address real time to avoid children not with transport.*
- *Drivers back from shielding.*
- *Daily briefing sessions to understand demand and specific issues.*
- *Changing demand – less morning greater afternoon demand.*
- *Timetables in shelters (14,000) – generic because of number of cages but a settling pattern specific ones to be reintroduced.*
- *Moving towards stable network position and continue to, actively work with partners.*

The Chairman thanked Brandon and Edwin for their updates and for the efforts made in continuing to deliver these valuable services

2020(D)087

Item 7. Comments on Planning Applications

To submit comments on the planning applications received from Calderdale Council
Comments as detailed below were Agreed by Members En Bloc

Proposed by Cllr C Potter and Seconded by Cllr L Needham Unanimous

RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council En Bloc

Item no	Application Number	Address	Purpose	Consultation Feedback
----------------	---------------------------	----------------	----------------	------------------------------

7a	20/00701/LBC	5 - 6 Higher Eastwood Eastwood Lane Todmorden Calderdale OL14 8RU	Replacement doors and windows (Listed Building Consent)	<i>Support</i>
7b	20/00775/FUL	Land Rear Of 30 Cross Revised House Type Design 3 Lee Road Todmorden Calderdale	Plots 22 - 24 pursuant to Planning Permission 04/01508	<i>Partial support We support the redesign but have concerns regarding the impact of privacy and effective drainage system being sufficient enough to alleviate flooding, especially run off. Identification of the application would be easier if street signage were put up - and referred to – we understand called Asher Drive/Close</i>
7c	20/00862/HSE	Lower Cross Stones Cottage Cross Stone Road Todmorden Calderdale OL14 8RQ	Demolition of conservatory to facilitate single storey front extension and two storey rear extension	<i>In supporting this application, we would ask that surfaces are permeable</i>
7d	20/00965/FUL	17 Stansfield Road Todmorden West Yorkshire OL14 5DN	Change of use of ground floor from A1 shop to C3 (dwelling)	<i>We support this application.</i>
7e	20/00987/FUL	361 Burnley Road Todmorden West Yorkshire OL14 7DH	First floor extension to side	<i>We support this application.</i>
7f	20/00996/HSE	7 Manor Close Mankinholes Todmorden Calderdale OL14 6HE	Single storey rear extension and second storey extension above existing garage	<i>In supporting this application, we would ask that surfaces are permeable</i>
7g	20/00850/FUL	Walsden Auto Centre Rochdale Road Todmorden Calderdale	Formation of external door	<i>We support this application.</i>
7h	20/00900/HSE	Highleigh Sunnyside Todmorden OI14 7AP	Demolition of garage to facilitate extension to side with first floor balcony to side and rear, two-storey rear extension and new parking area on land to the south west of the site (revised scheme to planning permission)	<i>We support this application, noting requirement to complete a Bat Survey to the satisfaction of the authority and that drainage proposals are approved by authority engineers and that the new parking area benefits from having a permeable surface.</i>

				17/00195/HSE)(part retrospective)	
7i	20/00939/FUL	Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of 6 Chalets; Toilet Block and Manager's Office; 6 Glamping Pods; Siting of 1 Static Caravan; formation of area for siting of touring caravans and other associated works		<p><i>We do not support this application as presented.</i></p> <p><i>Whilst indicating Flood Zone 1, local knowledge and historical mapping, identified that the extent of water run-off from this site flows like a falls and anything to reduce the natural soakaway qualities of the site, including a number of water lodges present already to alleviate run off, will lead to overflow into Halifax Road, an area already affected severely with flooding through insufficient drainage capacity.</i></p> <p><i>We are also concerned about stability of the site and would request that a Geotechnical survey is conditioned to ensure the site is stable enough.</i></p> <p><i>Given its location we would ask that the Canals and Rivers Trust is also consulted regarding the potential impact on the canal.</i></p> <p><i>We have concerns regarding access and egress on the main road into a single track and especially if Caravans /RVs regularly use the proposed site and would ask that highways engineers are consulted. More specifically we have concerns regarding the use of the grade 2 listed bridge in terms of restricted access and weight loading of regular use .Again we would ask that the Canals and Rivers Trust who we understand own the bridge are consulted on this.</i></p>
7j	20/80010/DNO	Walsden Library Rochdale Road Todmorden	Demolition of timber flat roofed building		<p><i>We support this application but in doing so would ask that in view of a likely Community Asset Transfer request, that the site is left with its railings, pathways and concrete base intact.</i></p>

			Calderdale OL14 7SN		
2020(D)088	<p><u>Item 8. Outstanding Issues Register</u></p> <p>To receive Outstanding Issues Register</p> <p><i>The Clerk apologised and advised that this required further updating and would be bought back to the next meeting</i></p> <p>Proposed by Cllr C Potter and Seconded by Cllr L Needham Unanimous</p> <p>RESOLVED:- <i>That a further update be bought to the next meeting.</i></p>				
2020(D)089	<p><u>Item 9. Correspondence received</u></p> <p>To receive correspondence</p> <p>a. Denis's Field</p> <p><i>Confirmation has been received that despite the site being designated by CMBC as an Asset of Community Value, this site will still be pursued as proposed housing allocation.</i></p> <p><i>Cllr A Hollis will be attending the Local Plan hearing on 14th November 2020 when this matter will be considered.</i></p> <p>b. Letter received from Resident in Halifax Road Area</p> <p><i>A letter has been received outlining concerns regarding increasing level of the water table and impact on building stability citing buildings shaking when heavy lorries pass or stand idling.</i></p> <p><i>The Town Clerk advised that he has already contacted CMBC on this and is awaiting their urgent response.</i></p> <p><i>All Councillors raised their concerns about the continuing issue facing Todmorden re flooding, including inadequate drainage on Halifax Road and need for storm overflow drains and</i></p> <p>Proposed by Cllr C Potter and Seconded by Cllr L Levick Unanimous</p> <p><i>That the Town Clerk pull together a document with all of the issues currently outstanding and write to the Chief Executive of CMBC to urge immediate action to resolve many of these issues and that they convene specifically for Todmorden some form of working group to move these matters forward, including multi agency involvement.</i></p> <p>c. Innovative Flood Resilience Programme</p> <p><i>Members were advised that an approach has been made by CMBC to seek ideas regarding a bid that they are making to access up to £6m in funds to fund "Innovative" ideas/actions to improve Resilience.</i></p> <p><i>The Town Clerk presented an outline thoughts paper which Members supported and made several further suggestions</i></p> <ul style="list-style-type: none"> ○ <i>Review of planning policy to be able challenge previous permissions granted in areas where flooding incidence has been more frequent.</i> ○ <i>Geotechnical surveys across Todmorden in order to identify higher areas of risk of water run off being incurred through use of sloping sites for development.</i> ○ <i>Household water saving devices to reduce leakage into the drainage network.</i> ○ <i>In depth study/ Survey of rising water table to include engineering solutions</i> ○ <i>Creation of Water lodges to take away run off from sloping hills.</i> ○ <i>Funding to towards retrospective creation of permeable surfaces where not conditioned as part of the Planning Permission process.</i> ○ <i>Ramping up of funding for "Slow the Flow" to provide detailed focus on solutions for Todmorden including planting of Sphagnum moss and SUDS interventions</i> ○ <i>Feasibility Study to consider storm flow drains for Halifax Road</i> 				

	<p><i>These will be incorporated into a response that has to be sent by 14th October 2020.</i></p> <p><i>Members were asked to let the Town Clerk have any more suggestion by 7th October 2020</i></p> <p>Proposed by Cllr C Potter and Seconded by Cllr J Williams Unanimous <i>That the Town Clerk in consultation with the Chairman of Development Committee agree a response and submit this by 14th October 2020</i></p>
2020(D)090	<p><u>Item 10. Flooding Related Issues</u> To provide a verbal update on flooding issues in Todmorden</p> <p>This item was covered under Item 9b in terms of an overall paper to CMBC detailing the issues and seeking action.</p>
2020(D)091	<p><u>Item 11 Speed Limits on Lumbutts Top Rd to Walsden</u> To provide a verbal update</p> <p><i>Cllr P Taylor raised concerns regarding the use of Lumbutts Road as a “rat run” during busy traffic times and increasing danger of a serious accident happening, especially given increasing traffic , both vehicular and pedestrian, on the road relating to Gaddings Dam visits and concerns by residents seeking to access/egress properties onto this road.</i></p> <p><i>Whilst previous request have apparently been turned aside:-</i></p> <p>Proposed by Cllr P Taylor and Seconded by Cllr A Hollis Unanimous <i>That the Town Clerk write to CMBC requesting consideration to introduce a 20mph speed limit be introduced .</i></p>
2020(D)092	<p><u>Item 12 Any items for Discussion at a Future Agenda</u></p> <p><u>Development Committee – 28 October 2020</u></p> <ul style="list-style-type: none"> • Local Plan Update • Neighbourhood Plan Update • Walsden Neighbourhood Watch – Walsden Library Land Update <p><u>Development Committee – 25 November 2020</u></p> <ul style="list-style-type: none"> • Moorland Policy • Invitation to CMBC Planning to attend and provide an update regarding new planning legislation encouraging a relaxation of previous criteria to encourage more housebuilding/increases in existing sized accommodation
2020(D)093	<p><u>Item 13. Date of the Next Committee Meeting</u></p> <p>To note the date of the next remote committee meeting scheduled for Wednesday 28th October 2020 at 7.30pm. <i>There being no further business, the Chair closed the meeting at 9.30 pm.</i></p>