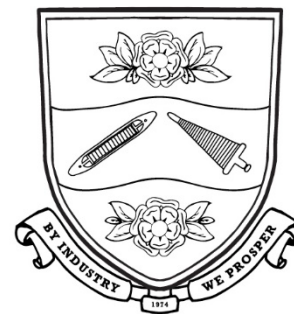


TODMORDEN TOWN COUNCIL

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MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held remotely on Wednesday 28 April 2021 at 7:30 pm

Councillors Present:	Cllrs C Potter (Chair), R Coleman-Taylor (Mayor), A Hollis, L Levick, P Taylor, L Needham, S Martin, M Doyle, K White, the Revd G Kent and M Carrigan (substituting for J Williams)
Absent Councillors:	Cllrs J Williams and T Greenwood
Observing Councillors:	
Officers:	Mrs S Miles – Assistant Town Clerk (Minute taker)
Presenter:	
Members of the Public:	Ms H Parker

2021(D)055	<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 Cllrs J Williams and T Greenwood because of illness.</p> <p><i>Proposed by Cllr C Potter Seconded by Cllr R Coleman-Taylor Unanimous</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllrs J Williams and T Greenwood due to ill health and good wishes extended to them for their recovery.</i></p>
2021(D)056	<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>Cllr the Revd G Kent stated that he would like it noted that he has taken no part in the debate about the two fields on Woodlands Avenue.</p>

Signed Chair:

Dated: 26.05.2021.....

2021(D)057	<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>The meeting was adjourned for Ms H Parker to explain the issues with speeding on Cross Stone Road. This was addressed again under item 11.</p> <p>The meeting commenced again.</p>										
2021(D)058	<p><u>Item 4. Minutes</u></p> <p>To approve the draft minutes of the Development Committee meeting held 31st March 2021, (previously circulated)</p> <p><i>Proposed by Cllr R Coleman-Taylor and Seconded by Cllr L Levick Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That the draft minutes of the Development committee meeting held on the 31 March 2021 be approved as a true record of proceedings and signed by the Chair.</i></p>										
2021(D)059	<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 S Martin and Seconded by Cllr R Coleman-Taylor Unanimous</i></p> <p><i>RESOLVED:-</i></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>										
2021(D)060	<p><u>Item 6. 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 C Potter and Seconded by Cllr S Martin Unanimous</i></p> <p><i>RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council En Bloc</i></p> <table border="1" data-bbox="331 1850 1520 2051"> <thead> <tr> <th data-bbox="331 1850 424 1921">Item no</th> <th data-bbox="424 1850 647 1921">Application Number</th> <th data-bbox="647 1850 855 1921">Address</th> <th data-bbox="855 1850 1225 1921">Purpose</th> <th data-bbox="1225 1850 1520 1921">Consultation Feedback</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 1921 424 2051">6a</td> <td data-bbox="424 1921 647 2051">20/01282/RES</td> <td data-bbox="647 1921 855 2051">Land Adjacent Mount Zion Graveyard</td> <td data-bbox="855 1921 1225 2051">Detached dwelling with detached home office (Reserved matters pursuant to</td> <td data-bbox="1225 1921 1520 2051">Supported provided Calderdale MBC are satisfied with the plans and there</td> </tr> </tbody> </table>	Item no	Application Number	Address	Purpose	Consultation Feedback	6a	20/01282/RES	Land Adjacent Mount Zion Graveyard	Detached dwelling with detached home office (Reserved matters pursuant to	Supported provided Calderdale MBC are satisfied with the plans and there
Item no	Application Number	Address	Purpose	Consultation Feedback							
6a	20/01282/RES	Land Adjacent Mount Zion Graveyard	Detached dwelling with detached home office (Reserved matters pursuant to	Supported provided Calderdale MBC are satisfied with the plans and there							

		Burnley Road Todmorden Calderdale	19/00767/OUT)(Amended plans)	is no damage to the cemetery wall
6b	21/00267/FUL	Former Garage Site Ridge Road Todmorden Calderdale	Residential development of six flats (Amended application to 20/00646/FUL)	Not supported None of the previous comments submitted by Todmorden Town Council have been addressed regarding the need for a detailed geotechnical survey, flooding and surface water run- off and the lack of car parking. Also, the site is in the conservation area and the size of the plans would seriously impact the listed building nearby and would lead to overdevelopment. The proposed development would also damage the views in the area.
6c	21/00075/HSE	Stone House Rochdale Road Todmorden Calderdale OL14 6XD	Single storey extension to East elevation and conservatory to South elevation	Supported providing any flooding issue are mitigated and the external surfaces are permeable. A watching brief will be kept checking that properties such as this one remain small buildings.
6d	20/01546/HSE	South Bottomley Farm Bottomley Road Walsden Todmorden Calderdale OL14 6QZ	Adaptation, remodel, and refurbishment of an existing detached dwelling to include demolition of a conservatory, garden room and porch with replacement extensions.	Supported provided that the proposed building does not impact on local listed buildings, that another (native) tree is planted on the site if at all possible and that any external surfaces are permeable.

Signed Chair:

Dated: 26.05.2021.....

				A watching brief will be kept checking that properties such as this one remain small buildings.
6e	21/00065/FUL	8 Halifax Road Todmorden Calderdale OL14 5AD	Change of use of existing vacant bank (E(c)(i)) to a hot food takeaway (Sui generis)	Supported providing the area around and behind the property is kept clean and tidy. It was noted that currently the area at the back is dirty and untidy. Also, customers should be discouraged from parking on Halifax Rd when collecting their orders. It is important that the business provides bins for collecting any litter from the takeaway to prevent it being dropped in the town.
6f	21/00315/HSE	Mount Pleasant Farm Pudding Lane Todmorden Calderdale OL14 8SG	Stone porch	Supported
6g	21/00370/RES	Car Park Brewery Street Todmorden Calderdale	Four dwellings (Reserved Matters Pursuant to Application 18/01471/OUT)	Supported providing sufficient parking is provided and that any external surfaces are permeable.

2021(D)061

Item 7. Outstanding Issues Register – For Information

To receive the Outstanding Issues Register

Thanks were expressed to the Assistant Town Clerk for her work with the register.

Proposed by Cllr P Taylor and Seconded by Cllr R Coleman-Taylor Unanimous

RESOLVED:- To receive the register

2021(D)062

Item 8. Correspondence Received – For Information

Signed Chair:

Dated: 26.05.2021.....

	<p>To receive any correspondence</p> <p>None received</p>
2021(D)063	<p><u>Item 9. Flooding Related Issues – For Information</u> To provide verbal/written update on flooding issues in Todmorden</p> <p>a. Planning Application for Derdale St</p> <p>b. Sandholme Mill</p> <p>The Assistant Town Clerk reported that no update had been received</p>
2021(D)064	<p><u>Item 10. Update on Provision of Cycle Storage for Centre of Todmorden – For Information</u> To provide written update.</p> <p>The Assistant Town Clerk reported that there would be a further consultation with TTC about the proposed plans and that when this is to take place, she will invite members to be involved if they wish.</p> <p>The general feeling was that the plans are excellent. The issue of the provision of a map to show the location of the cycle storage sites was raised and that the Tourist Information Centre could be involved in this.</p> <p>It was also suggested that Network Rail be approached to see if the cycle storage at the railway station could be tidied up. Also, the lighting at the back of the market hall could be improved.</p> <p><i>Proposed by Cllr P Taylor and Seconded by Cllr A Hollis Unanimous</i></p> <p><i>RESOLVED:- To receive the written update and await the consultation</i></p>
2021(D)065	<p><u>Item 11. Cross Stone Rd – Dangerous to Pedestrians - For Information</u> To provide verbal update.</p> <p>The chair read out the response received that day from the Traffic Officer stating that the survey was still due to be done, that Cross Stone Rd and Hey Head roads are designated as rural roads and that early indications are that electric vehicles (particularly when moving at low speeds) are very quiet and so could possibly create the circumstances for an accident involving pedestrians.</p> <p>Ms H Parker said that the amount of and speed of traffic had increased over the last few years and that this is due to the increase in the number of businesses and houses in the area as well as the golf club. The route is also used as an access for Blackshaw Head and Burnley. This increase makes the road dangerous for pedestrians.</p> <p>Cllr P Taylor said that a similar issue had occurred on Lee Bottom Rd and the Upper Stoodley Association had consulted the police and had been advised that a mobile device called a 'SID' (a Speed Indicator Device, which gives feedback to drivers of the speed of the speed at which they are travelling) may alleviate the situation. Apparently these have been used successfully in the Lower Valley and have been provided and paid for by the relevant town councils at a cost of between £5-7,000 each. It was noted that there is another electronic device called a 'VIS'. Cllr M Carrigan reported that data is available of the impact of 'SID's' and 'VIS' on slowing traffic and that she would look into it further.</p> <p>There was discussion around the designation of roads as 'rural' where development had resulted in a significant increase in the amount of traffic. This was particularly relevant in small towns. It was thought that the Town Council (Climate Emergency Committee) could</p>

	<p>usefully identify which organisation could be lobbied to have the designation/definition changed to reflect the issues experienced on roads such as Cross Stone Rd.</p> <p><i>Proposed by Cllr C Potter and Seconded by Cllr the Revd G Kent Unanimous</i></p> <p><i>RESOLVED:- That the Assistant Town Clerk should make investigations about the designation of rural roads and the electronic speed indicator devices. The issue to be scheduled onto the Development Committee in June 2021.</i></p>
2021(D)066	<p><u>Item 12. Any 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> <p>23 June 2021</p> <ul style="list-style-type: none"> • Cross Stone Rd – Dangerous to Pedestrians
2021(D)067	<p><u>Item 13. Date of the Next Committee Meeting</u> To note the date of the next remote committee meeting scheduled for Wednesday 26 May 2021 at 7.30pm.</p> <p>The meeting ended at 8.45pm</p>