

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 27 April 2022 at 7:30 pm

Councillors Present:	Cllrs S Martin (chair), the Revd G Kent, A Hollis, L Needham, J Turner, K White, S Press, J Williams and M Holmstedt (substituting for Cllr R Coleman-Taylor)
Absent Councillors:	Cllrs L Levick, L Thorpe (vice chair), R Coleman-Taylor, P Taylor (Mayor) and A Greenwood
Observing Councillors:	
Officers:	Mrs S Miles – Assistant Town Clerk (Minute taker)
Presenter:	
Members of the Public:	Mr C Jackson, Mr D Wilson, N Stocks

2022(D)081	<p><u>Item 1. Apologies for Absence – For Decision</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 L Levick due to a work commitment, Cllrs L Thorpe, P Taylor and R Coleman-Taylor due to ill health and A Greenwood as he was away from home.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr K White Unanimous</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllr L Levick due to a work commitment and Cllrs L Thorpe, P Taylor and R Coleman-Taylor due to ill health and A Greenwood as he was away from home.</i></p>
2022(D)082	<p><u>Item 2. Declarations of Interest – For Decision</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>

Signature.....

Date 25 May 2022

	No declarations made.										
2022(D)083	<p><u>Item 3. Public Participation – For Decision</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><i>Note: No resolutions can be under public participation</i></p> <p>Ms. N Stocks said that she would like to speak about item 17</p> <p>Proposed by Cllr S Martin and Seconded by Cllr K White Unanimous</p> <p>RESOLVED:- That members of the public can make representation on the business of the agenda for the meeting.</p>										
2022(D)084	<p><u>Item 4. Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 2 March 2022 (previously circulated).</p> <p>Proposed by Cllr A Hollis and Seconded by Cllr J Turner Unanimous</p> <p>RESOLVED:- That the draft minutes of the Development Committee meeting held on 30 March 2022 be approved as a true record of proceedings.</p>										
2022(D)085	<p><u>Item 5. Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</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 S Martin and Seconded by Cllr A Hollis Unanimous</p> <p>RESOLVED:- That any public or press who may attend be allowed to stay for the whole of the meeting.</p>										
2022(D)086	<p><u>Item 6. Comments on Planning Applications- For Decision</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>Proposed by Cllr S Martin and Seconded by Cllr K White Unanimous</p> <p>RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council en bloc.</p> <table border="1" data-bbox="229 1644 1072 1841"> <thead> <tr> <th>Item no</th> <th>Application Number</th> <th>Address</th> <th>Purpose</th> <th>Consultation Feedback</th> </tr> </thead> <tbody> <tr> <td>6a</td> <td>21/00986/OUT</td> <td>Brookfield Farm Woodhouse Road Todmorden Calderdale OL14 6BL</td> <td>New dwelling (Outline)</td> <td>No comment until further detail available</td> </tr> </tbody> </table>	Item no	Application Number	Address	Purpose	Consultation Feedback	6a	21/00986/OUT	Brookfield Farm Woodhouse Road Todmorden Calderdale OL14 6BL	New dwelling (Outline)	No comment until further detail available
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Signature.....

Date 25 May 2022

6b	22/00159/HSE	252 Burnley Road Todmorden Calderdale OL14 8EA	Demolition and replacement of single storey summer room lean-to, with a single storey extension	Supported
6c	22/00176/HSE	Middle Hollies Strines Street Walsden Todmorden Calderdale OL14 7TE	Replacement single storey extension	Supported
6d	22/00432/HSE	Moor Edge Mankinholes Bank Todmorden Calderdale OL14 6HR	Extension to existing garage with alterations to roof.	Supported

2022(D)087

Item 7a. Correspondence Concerning Previous Planning Applications - For Information

To receive a verbal update

Discussion centred on application 20/00939/FUL regarding proposals for Baltimore Marina. Although on the one hand, an opportunity to welcome more tourists to Todmorden to the area, the site is a very small one for the additional facilities and increase in people involved. Members were concerned that the Canal and River Trust had not commented as the grade 2 bridge is their responsibility. Also, it was suggested that the views of the Rights of Way Officer be sought as the footpath is well used by walkers and the increase in the number of campervans driving across the bridge would be an issue. There is also an issue, as the proposals will involve the loss of parking on the site which is used by boat residents. Concern was raised that the proposals will lead to water being discharged into the canal.

Proposed by Cllr J Williams and Secoded by Cllr J Turner Unanimous

RESOLVED:- That the Assistant Town Clerk write to the Calderdale Planning Department to suggest that the views of CRT and the Rights of Way Officer be sought on this application. Also, concern be expressed about the reduction of parking for boat residents and that the proposals will lead to water being discharged into the canal.

Item 7b. CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted

To receive written update

Proposed by Cllr J Williams Secoded by Cllr J Turner Unanimous

RESOLVED: That the list be received.

Signature.....

Date 25 May 2022

2022(D)088	<p><u>Item 8. Outstanding and Completed Issues Registers, Including Paths and Obstructions – For Information</u></p> <p>To receive updates about blocked paths and obstructions as well as the Outstanding and Completed Issues Registers</p> <ul style="list-style-type: none"> a. Blocked paths and obstructions b. Outstanding Issues Register c. Completed Issues Register <p>The issue of the poor state of Myrtle Street was raised.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr the Revd G Kent Unanimous</i></p> <p><i>RESOLVED: That the registers be received and the Assistant Town Clerk chase the issue regarding Myrtle Street.</i></p>
2022(D)089	<p><u>Item 9. Flood Emergency Planning – For Information</u></p> <p>To receive verbal/written update</p> <p>The Assistant Town Clerk reported that the work to produce the plan, with the Upper Valley Coordinator and the Todmorden Flood Group had been very collaborative.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr M Holmstedt Unanimous</i></p> <p><i>RESOLVED: That the draft plan be amended to include reference to the Todmorden Emergency Support Group, that the issue of donations be added along with the issue of providing support for the mental health of those affected by any flood. The updated plan to be brought to the next meeting of the Development Committee for agreement.</i></p>
2022(D)090	<p><u>Item 10. Flooding Related Issues – For Information</u></p> <p>To provide verbal update on flooding issues in Todmorden</p> <ul style="list-style-type: none"> a. Planning Application for Derdale St b. Sandholme Mill <p>Although the building of additional houses in Todmorden was welcomed concern was expressed that the raising of the land for the new houses would potentially increase the surface water flooding for existing houses. It was agreed that the next step would be to raise the issue with the Calderdale Flood Panel.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr J Williams Unanimous</i></p> <p><i>RESOLVED: That the Assistant Town Clerk write to the Calderdale Flood Panel to ask for this site and the proposed plans to be considered.</i></p>
2022(D)091	<p><u>Item 11. Imminent Proposal to Remove 78 Hectares of Trees in Portsmouth by March 2022 - For Information</u></p> <p>To receive verbal/written update</p>

Signature.....

Date 25 May 2022

	<p>It was noted that the roots of the existing trees would be left in place to assist the stability of the hillside and that quickly maturing trees would be planted.</p> <p>Proposed by Cllr S Martin Secoded by Cllr K White Unanimous</p> <p>RESOLVED: To receive written update</p>
2022(D)092	<p><u>Item 12. The Status of Traffic Issues in Cornholme – For Information</u></p> <p>To receive a verbal/written update about actions concerning traffic issues in Cornholme.</p> <p>It was agreed that to root of the problem was driver behaviour. Frustration was expressed that this issue was progressing very slowly but it was agreed that TTC would keep pressing for progress.</p> <p>Concern was expressed that the Assistant Director was unaware of the issue when it had been a matter of discussion over a long period of time within his teams.</p> <p>Proposed by Cllr S Martin Secoded by Cllr K White Unanimous</p> <p>RESOLVED: That the Assistant Town Clerk to respond to the Assistant Director of Regeneration with evidence that the Cornholme School issue had been under discussion for a lengthy period.</p>
2022(D)093	<p><u>Item 13. Potential Use of Vehicle Activated Signs (VAS) – For Information/Decision</u></p> <p>To receive verbal/written update.</p> <p>It was confirmed that the Ward Forum Fund may provide a £500 grant towards the purchase of a vehicle activated sign but that any award would need to be made directly to a community group and not the Town Council.</p> <p>The Assistant Town Clerk reported that she had not received a response about the possibility of additional street signs on Cross Stone Road.</p> <p>Proposed by Cllr S Martin Secoded by Cllr K White Unanimous</p> <p>RESOLVED: That the Assistant Town Clerk chase the Upper Valley Coordinator about the need for additional signage on Cross Stone Road.</p>
2022(D)094	<p><u>Item 14. Centre Vale Park – for Information</u></p> <p>To provide verbal/written update from Cllr P Taylor</p> <p>This item was deferred until the next meeting as Cllr P Taylor was not present.</p> <p>Proposed by Cllr S Martin Secoded by Cllr the Revd G Kent Unanimous</p> <p>RESOLVED: That the report about Centre Vale Park be deferred until the meeting on 25 May 2022</p>
2022(D)095	<p><u>Item 15. Tipside – For Information</u></p> <p>To receive verbal/written update from Cllr the Revd G Kent</p> <p>Several issues were raised about Tipside. Jupiter Investments own the land at the side of the indoor market and some leading to Hallroyd Crescent. Concern was expressed that a</p>

Signature.....

Date 25 May 2022

sign has been erected on the latter stating that 'deposits' will be placed there. People, including the market traders, have parked in the space near the indoor markets for many years. Jupiter Investments have put a sign up against parking on private land.

Other issues relate to the unkempt vegetation on the Calderdale land, illegal behaviour taking place there, the unsafe sluice gate, unsafe fences. It was suggested that this area near the river could be greatly improved with the installation of benches and a tidy up. There is also a great deal of rubbish in and around the Calder River.

It was noted that the riverside fence near Patmos Gardens is shabby.

It was also noted that the fences are unsafe near Hallroyd Bridge and that a great deal of debris has accumulated there.

It was reported that the Tipside area was covered by improvement projects as a result of the Todmorden Town Deal.

Proposed by Cllr J Williams Seconded by Cllr A Hollis Unanimous

RESOLVED: To ask the Project Manager for the Town Deal for information about the plans for Tipside.

RESOLVED: The Assistant Town Clerk to try to obtain a map of the land (next to the indoor market) owned by Jupiter Investments. Unfortunately, this is not included in the Land Registry information.

RESOLVED: The Assistant Town Clerk to write to Northern PowerGrid about repairing the fence there, clearing the debris and the possibility of painting Hallroyd Bridge.

RESOLVED: The Assistant Town Clerk to ask Calderdale Planning Department whether there has been a planning application for tipping on the land near Hallroyd Crescent that is owned by Jupiter Investments.

Commented [SM1]: Should this not be Northern Rail?

2022(D)096

Item 16. Calderdale MBC Request for Information to Support the Renewal of the PSPO on Calderdale Moorlands – For Action

CMBC has asked for photos, observations and evidence to support the renewal of the current Public Space Protection Order (PSPO) for the moorland around Todmorden.

Members agreed that the PSPO had made a difference on the moorlands around Todmorden.

Proposed by Cllr S Press Seconded by Cllr S Martin Unanimous

RESOLVED: That the Assistant Town Clerk to write to the Upper Valley Coordinator to confirm that members support the renewal of the PSPO and that individual members with evidence in support of this should send this to the Upper Valley Coordinator.

2022(D)097

Item 17. Instability of houses on Halifax Rd – For Information

To receive a verbal update

The Assistant Town Clerk reported that the CMBC Assistant Director of Strategy and Regeneration has referred the suggestion that the 20MPH zone of Halifax Rd be extended to the Shell garage to the A646 Corridor Improvement Team.

Signature.....

Date 25 May 2022

	<p>Proposed by Cllr S Martin Seconded by Cllr A Hollis Unanimous</p> <p>RESOLVED: That the update be received</p>
2022(D)098	<p><u>Item 18. Hollins Mill – for Information</u></p> <p>To receive a verbal update</p> <p>The Assistant Town Clerk reported that she had received confirmation from the CMBC Head of Planning that an Enforcement Notice had been served on the site of Hollins Mill. Further information was expected in due course about the UVPC windows on the two-storey building, flooding issues in car park and the safety of the culvert under the site which is potentially compromised by the raised wall in front of the weaving shed on Rochdale Road.</p> <p>Proposed by Cllr S Martin Seconded by Cllr K White Unanimous</p> <p>RESOLVED: To receive the update</p>
2022(D)099	<p><u>Item 19. Clarification of CMBC policies about response times – For Information</u></p> <p>To receive a verbal update</p> <p>It was noted that this will be an agenda item on the meeting between the CMBC Director of Strategy and Regeneration and the Town Clerk.</p> <p>Proposed by Cllr S Martin Seconded by Cllr J Williams Unanimous</p> <p>RESOLVED: To receive the update</p>
2022(D)100	<p><u>Item 20. Unightly area near Station Approach in Portsmouth – For Information</u></p> <p>To receive verbal update</p> <p>It was reported that an Enforcement Officer had visited the site last year. However, this is still an issue as it looks like a breakers yard and flatbed trucks park alongside the site loading and unloading materials.</p> <p>The Assistant Town Clerk reported that the issue has been raised with the Upper Valley Coordinator and Planning Enforcement.</p> <p>Proposed by Cllr S Martin Seconded by Cllr K White Unanimous</p> <p>RESOLVED: That the Assistant Town Clerk will contact the Community Safety Partnership as this is an issue of anti-social behaviour.</p>
2022(D)101	<p><u>Item 21. Land opposite the Roebuck Pub in Portsmouth/entrance to the Town – For Information</u></p> <p>To receive verbal update.</p>

Signature.....

Date 25 May 2022

	<p>The Assistant Town Clerk advised that she had emailed the CMBC Volunteer Coordinator about this but had not received a response.</p> <p>Proposed by Cllr S Martin Secoded by Cllr K White Unanimous</p> <p>RESOLVED: That the Assistant Town Clerk will request a copy of the list of pieces of land that for which CMBC is responsible (CAFM) . This is to be copied to members of the Committee.</p>
2022(D)102	<p><u>Item 22. Frostholve Mill – For Information</u></p> <p>To receive verbal update</p> <p>It was discussed that the lobbying for a new railway station in Cornholme could be a long process. In the meantime, it may be effective to research what other councils do in similar area. One likely solution is the provision of shuttle buses.</p> <p>Proposed by Cllr S Press Secoded by Cllr the Revd G Kent Unanimous</p> <p>RESOLVED: That the Assistant Town Clerk should research what happens in similar areas covered by other councils</p>
2022(D)103	<p><u>Item 23. Any Items for Discussion for a Future Agenda – For Information</u></p> <p>To notify the Clerk of any matters for inclusion on the agenda of the next or future meetings.</p> <ul style="list-style-type: none"> • Hollins Mill • Clarification of CMBC policies about response times • Instability of houses on Halifax Rd and other issues • Unsigthly area near Station Approach in Portsmouth • The status of traffic issues in Cornholme • Review of flood emergency planning arrangements • Land opposite the Roebuck Pub in Portsmouth – entrance to the Town • Frostholve Mill • Tipside • Centre Vale Park • Invite Yorkshire Water to present March 2023 • Update on Neighbourhood Plan • Update on Todmorden Town Deal • Speeding on Stansfield Hall Rd
2022(D)104	<p><u>Item 24. Date of the Next Committee Meeting – For Information</u></p> <p>To note the date of the next committee meeting scheduled for Wednesday 25 May 2022 at 7.30pm.</p> <p>The meeting ended at 9.40pm.</p>

Signature.....

Date 25 May 2022