

DEVELOPMENT COMMITTEE
Minutes of the meeting held 30th January 2019

558 PRESENT: Cllr A Hollis, Town Mayor, Cllr M Hatfield, Chair.
Cllrs M Carrigan, J Grieve, G Kent, P Marrington, and L Thorpe.

Apologies were submitted from Cllrs J Battye, C Potter and L Stephenson.

RESOLVED: that the reasons given for absence be approved.

559 The Chair of Todmorden Learning Centre and Community Hub Ltd, along with a colleague, attended the meeting in order to give an update on the development, or otherwise, of the Community College.

A discussion took place and Members asked questions.

The representatives thanked the Committee for inviting them to the meeting and stated that they were hoping for a good dialogue with Members.

The Chair thanked them for their update.

The Chair made a decision to move item 12 to the beginning of the meeting.

560 FOOTPATHS AND OBSTRUCTIONS

To consider a complaint re. footpath 32 at Eastwood.

A Member attended the meeting to discuss the complaint.

A member of the public spoke about the problems.

RESOLVED:

- i) that a letter be written to Calderdale Council's Highways and Engineering, referencing the correspondence from the Member and a resident, stating that action needs to be taken urgently and Todmorden Town Council would be grateful for a response as soon as possible.
- ii) to include in the letter a request for advice regarding the extent of Calderdale Council's powers.
- iii) to invite a representative from Calderdale Council to a future Development Committee meeting to discuss the issue and other general footpaths and obstructions issues.
- iv) In addition to copy in the Welfare Officer at Defra and seek information regarding dealing with unruly animals.
- v) that the letter be sent under delegated powers due to the urgency of the matter.

561 That the minutes of the Development Committee meeting held on 14th November 2018, 5th December 2018 and 2nd January 2019 be approved as a correct record and signed by the Chair.

562 Consideration was given to the motion to exclude the public and press for any agenda items.

RESOLVED: that the public and press be allowed to stay.

DELEGATED MATTERS

Plans and Decisions:

- 563 RESOLVED:** Planning application number **18/01471/OUT Car Park, Brewery Street, Todmorden, Calderdale** - Proposed residential development (four houses).
The Committee agreed to oppose this application subject to the following material considerations: concerns over access/egress and parking, over intensification of the site and possible flood risk.
- 564 RESOLVED:** Planning application **18/01474/HSE Hallstones Green Farm, Broad Lane, Todmorden, West Yorkshire OL14 8RY** - Detached garage and garden storage building. The Committee agreed to support this application subject to the following material consideration: the use of sympathetic building materials.
- 565 RESOLVED:** Planning application number **18/01523/LBC 5 Hollins Road, Todmorden, West Yorkshire, OL14 6PG** - Rebuilding of walls and roof to single storey outbuilding to rear and alterations to window openings at rear (Listed Building Consent).
The Committee agreed to support this application subject to the agreement of the Calderdale Conservation Officer.
- 566 RESOLVED:** Planning application number **18/01522/HSE 5 Hollins Road, Todmorden, West Yorkshire, OL14 6PG** - Rebuilding of walls and roof to single storey outbuilding to rear. The Committee agreed to support this application subject to the agreement of the Calderdale Conservation Officer.
- 567 RESOLVED:** Planning application number **18/01435/HSE 8 Mona's Terrace, Todmorden, West Yorkshire, OL14 7QE** – Two storey extension to rear. The Committee agreed to oppose this application subject to the following material considerations: the size of the extension being too large and causing an impact on neighbouring properties plus there were concerns regarding the right of way.
- 568 RESOLVED:** Planning application number **18/01472/OUT Land East Of Castle Naze House, Halifax Road, Todmorden, Calderdale** - Proposed residential development (Outline). The Committee agreed to support this outline application subject to following material considerations: a more detailed study being undertaken with regard to other development taking place in the area and the comments of the Highways Section with regard to parking.
- 569 RESOLVED:** Planning application number **18/20245/TPO Woodside Manor, 28 Ewood Lane, Todmorden, West Yorkshire, OL14 7DF** - Prune two trees (Tree Preservation Order). The Committee agreed to support this application.
- 570 RESOLVED:** Planning application number **18/01496/RES Cinderhill Mill, Halifax Road, Todmorden, Calderdale, OL14 5TH** - Construction of 23 dwellings with associated access and landscaping works. (Reserved matters application pursuant to application 12/01423/OUT). The Committee agreed to support this application subject to the following material considerations: the concerns of Network Rail being addressed, whether the application as proposed would be compliant with Approved Document M (access to and use of buildings), permeable hard surfaces being used and affordable housing being provided in line with Calderdale Council's policy.

571 RESOLVED: Planning application numbr **19/20004/TPO29 Kilnhurst Road, Todmorden, Calderdale, OL14 6AX** - Fell one tree and prune one tree (Tree Preservation Order). The Committee agreed to support this application.

Conclusion of Delegated Matters

CORRESPONDENCE

Calderdale Council:

572 **Assistant Director, Neighbourhoods**
CLEARING OF STORM DRAINS

RESOLVED: that the correspondence be received.

573 **Streetworks**
PEXWOOD ROAD/CASTLE DRIVE, TODMORDEN – TTRO

RESOLVED: that the correspondence be received.

574 **Corporate Lead – Planning**
NEW LIDL DEVELOPMENT – HALIFAX ROAD

A discussion took place regarding correspondence received by a member of the public from a Member of Parliament and also concerns regarding the fence around the water storage basin.

RESOLVED:

- i) that the correspondence be received.
- ii) that a letter be written to Lidl expressing concern over the quality and security of the fence and asking when the permanent fence is going to be installed.
- iii) to include a copy of the Todmorden Accident Prevention Council minutes of the meeting 11/12/19.
- v) Members to keep a watching brief.
- iii) that the letter be sent under delegated powers due to the urgency of the matter.

General:

575 **Managing Director, Arriva Rail North Ltd**
EFFECTS OF RAIL STRIKE ON TODMORDEN RESIDENTS

RESOLVED:

- i) that the correspondence be received.
- ii) to write a letter to the Managing Director of Arriva Rail North Ltd, thanking him for the letter, but to state that it has been noticed that there are no trains on Saturdays and there appears to be works being carried out on Sundays. This is having a severe impact on Todmorden's local economy.
- iii) to write a further letter to RMT stating that Todmorden Town Council has had replies from Northern Rail and that it would be useful if RMT could reply to the previous two letters sent to them.
- v) subject to ratification at Town Council on 6th March 2019.

576 **Incredible Farm**
INCREDIBLE FARM MEETING

Cllr P Marrington declared an other interest as she is married to one of the Directors.

It was pointed out by a Member of the Public that previous correspondence had been sent to a wrong address. The letter was sent to the address stated on Incredible Farm's website. This has now been changed.

- RESOLVED:**
- i) that the correspondence be received.
 - ii) that a letter be sent to the member of the public representing Incredible Farm, stating future Development Committee meeting dates of 20th February, 13th March and 3rd April 2019.
 - iii) subject to ratification at Town Council on 6th March 2019

577 West Yorkshire Combined Authority

**REPLY TO CORRESPONDENCE: DEVELOPMENT COMMITTEE MIN 430
'TO CONSIDER WRITING TO WEST YORKSHIRE COMBINED AUTHORITY
CONCERNING THE COORDINATION OF BUS AND TRAIN TIMETABLES IN
TODMORDEN.'**

- RESOLVED:**
- i) that the correspondence be received.
 - ii) that two Members look at sorting out the timetables.

**578 CORRESPONDENCE RECEIVED IN RESPECT OF PLANNING APPLICATIONS
PREVIOUSLY CONSIDERED**

**Development Manager
PLANNING APPEAL. 1800788/OUT. MIN 162.**

- RESOLVED:**
- i) that the correspondence be received.

Conclusion of Correspondence

To consider matters relating to:

**579 TODMORDEN ACCIDENT PREVENTION COUNCIL – MINUTES OF THE
MEETING 11/12/18**

- RESOLVED** that a copy of the minutes be included in the letter being sent to Lidl and to Calderdale Council's Planning Officer. (min 574).

580 TOWN CENTRE LITTER UPDATE

- RESOLVED** that the report be received and Members keep a watching brief.

**581 TO CONSIDER THE RECENT CHARGES INTRODUCED AT THE HOUSEHOLD
WASTE CENTRE EASTWOOD AND POTENTIAL PLANS FOR A RESIDENTS
PERMIT SCHEME.**

- RESOLVED** that a query be raised with Calderdale Council requesting more information.

582 CHEQUES FOR SIGNATURE

There were 4 cheques presented for signature to the value of £8,937.88.

RESOLVED: that the cheques be signed in accordance with Council procedures.
