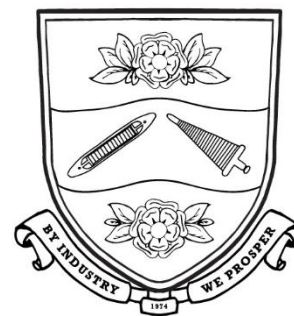


TODMORDEN TOWN COUNCIL

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MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on Wednesday 18 August 2021 at 7:30 pm

Councillors Present:	Cllrs C Potter (Chair), S Martin (vice chair), P Taylor (Mayor), L Levick, A Hollis, L Thorpe, T Greenwood, the Revd G Kent and M Taylor (substituting for R Coleman-Taylor)
Absent Councillors:	Cllrs K White, J Williams, R Coleman-Taylor, M Doyle and L Needham
Observing Councillors:	
Officers:	Mrs S Miles – Assistant Town Clerk (Minute taker)
Presenter:	John Bullivent, West Yorkshire Engagement Manager, Quickline Communications Limited, Craig Chew-Moulding, Corporate Lead for Digital Transformation and Strategy, Calderdale MBC
Members of the Public:	Ms P Marshall, Mr D Templeman, Ms M Murtagh, Ms N Stocks, Mr B Menear, Mr D Wilson and Mr C Jackson ³

2021(D)107	<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 Cllrs K White, R Coleman-Taylor, J Williams and M Doyle due to illness and from Cllr L Needham as she was unavailable.</p> <p>Good wishes for a speedy recovery were expressed for Cllr R Coleman-Taylor.</p> <p><i>Proposed by Cllr the Revd G Kent Seconded by Cllr A Hollis Unanimous</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllrs K White, R Coleman-Taylor, J Williams and M Doyle due to illness and Cllr L Needham as she was unavailable.</i></p>
2021(D)108	<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</p>

Signed Chair:

Dated: 15.09..2021.....

	<p>a Member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place. No pecuniary interests were declared although Cllr L Levick declared a non-pecuniary interest in item 6 of the agenda and said that she would not be involved in any voting on this item.</p>
2021(D)109	<p><u>Item 3. Public Participation – For Decision</u> 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><i>Proposed by Cllr C Potter and Seconded by Cllr S Martin Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That members of the public can make representation on the business of the agenda for the meeting.</i></p> <p>Mr D Templeman expressed concern that the Committee had written to the Head of the Planning Department before the full planning application had been received. He said that any letter should have only concentrated on the listed building issues. In the interest of fairness, he asked that this letter be amended to deal with the listed building consent only and that the Committee’s final recommendation be delayed until they have received the planning application for comment and considered all of the facts and all of the public comments.</p> <p>The chair thanked Mr Templeman for his comments and said that the Committee would consider any comments he provided about the applications.</p> <p>Mr B Menear said that the problem of vibration in the properties on Halifax Road(including the houses on both sides of Halifax Rd (especially just past Lidl when travelling from Todmorden to Hebden Bridge, Sanworth St, Der St and Richmond St) is experienced all of the time. He showed photographs from his property and that of Ms N Stocks where large cracks had appeared in various locations on the walls. Ms N Stocks showed an image of the vibration results taken from an earthquake app. when a bus went past her house.</p> <p>Ms P Marshall said that cracks had appeared in the walls of several houses, that floors and sunk at the building that was the Rope and Anchor and the house next door and that when Lidl was being built and the road dug up, a wooden mill was discovered and a substantial amount of waste wood. Although this particular part of the road was dug out and re-laid, there is a good chance that other parts of the road are laid on unstable structures which need to be investigated and dealt with as necessary. She said that the water table had risen in the area and that the soil covering the footings of the building had likely been washed away causing instability.</p> <p>Mr B Menear requested that TTC write to Calderdale MBC asking them to monitor the vibrations.</p>
2021(D)110	<p><u>Item 4. Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 23 June 2021, (previously circulated)</p> <p><i>Proposed by Cllr A Hollis and Seconded by Cllr L Levick Unanimous</i></p>

	<p>RESOLVED:-</p> <p><i>That the draft minutes of the Development Committee meeting held on the 21 July 2021 be approved as a true record of proceedings (providing that a couple of minor changes are made) and signed by the Chair.</i></p>
2021(D)111	<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><i>Proposed by Cllr M Taylor and Seconded by Cllr S Martin Unanimous</i></p> <p>RESOLVED:-</p> <p><i>That no agenda items require the exclusion of the Press and Public.</i></p>
2021(D)112	<p><u>Item 6. Presentation by John Bullivant, West Yorks Engagement Manager, Quickline Communications Limited About Proposed Installation of Broadband Equipment on Existing Mast in Cornholme – For Information</u></p> <p>To receive a presentation (as part Quickline local engagement) about the proposed installation of wireless broadband equipment on an existing Cellnex/Arqiva mast on a hill to the west of Todmorden, north of the A646, in Cornholme.</p> <p>Mr Chew-Moulding said that his area of responsibility is to refresh the digital strategy. He said that there had been several programmes of work over the last few years but there were still problems with connectivity, especially in rural locations.</p> <p>Mr J Bullivant said that the installation of broadband equipment at the mast in Cornholme would enable fast broadband (100mb per second) to be received by local people over a 10km radius from October 2021. Prior to going live with the service, letters would be sent by Quickline Communications to residents inviting them to subscribe to the service which is likely to cost around £35 a month for the general service and £40-45 a month for a 100mb speed. He said that a phone line would be unnecessary to access this broadband.</p> <p>Suggestions were made about useful Facebook groups for communicating about this including Todmorden Chat and That, Cornholme and Portsmouth, Walsden Chat and That and This is Todmorden. was made. The Assistant Clerk was asked to supply Mr Bullivant with a list of local organisations.</p> <p>Comments were made that many people nearer the valley floor need to use boosters to enhance their Wi-Fi signal. Mr Bullivant asked for example addresses with this issue.</p> <p>Mr C Chew-Moulding said that there are several other programmes of work concerning broadband rollout including urban areas although this project is a rural one. He said that Calderdale and the West Yorkshire Combined Authority are monitoring the gaps in provision by the big companies such as Openreach. He said that WYCA can bid for funds from the Government Project Gigabyte which has a fund of £5billion. He said that the aim was increase broadband speeds to 1000mb.</p> <p>Mr C Chew-Moulding explained that this project had been won by Quickline Communications, a commercial company, through a procurement exercise and that future projects would be dealt with in the same way. It was funded by WYCA (from DCMS funds).</p>

He also explained that only a certain amount of profit can be taken by the company for the work and that anything surplus to this must be paid to Calderdale to fund further projects.

The chair offered for Mr C Chew-Moulding and Mr J Bullivant to come along to another meeting of the Development Committee when the scheme is up and running later in the year.

2021(D)113

Item 7. Comments on Planning Applications- For Decision

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

Proposed by Cllr M Taylor and Seconded by Cllr P Taylor 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	20/01548/FUL	Owler Mill Bacup Road Todmorden Calderdale OL14 7HL	Conversion and ground and first floor extension to existing vehicle repair garage to form a dwelling	Concerns include: 1, Significant land contamination present on site (local knowledge is that asbestos is present). 2. Access and egress from the site.. 3. Requirement for a bat survey and the provision of a bat box.
7b	21/00841/FUL	Land South Of 335 Bacup Road Gorpley Road Todmorden Calderdale	Construction of dwelling house	Concerns include: 1. Radiological contamination. 2. Requirement for a cycle store. 3. Tree survey required 4. Potential for pollution from old mine workings if works result in water accessing this. 5. Plot currently being used for the turning of heavy vehicles. 6. Requirement for hardstanding

Signed Chair:

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				<p>surfaces to be permeable.</p> <p>Also concerns about possible overlooking and the possibility that the existing spring water supply is currently fully used so that an additional supply may need to be found for this house.</p>
7c	21/00832/FUL	Storage Land Opposite Wood Mill Halifax Road Todmorden Calderdale	Construction of new industrial unit on existing demolition storage yard	Not supported because of issues of highway access.
7d	21/00664/HSE	2 Henshaw Woods Todmorden Calderdale OL14 6RA	First floor side extension; single storey rear extension; alterations to rear elevation.	Supported as long as bat box provided.
7e	21/01023/HSE	12 Cornfield Street Todmorden Calderdale OL14 5SN	Two storey extension to the side elevation	There is not enough information upon which to comment. Please resubmit with full information for the application.
7f	21/00770/HSE	Holden Gate Farm Cottage Bacup Road Todmorden Calderdale OL14 7HP	Granny annex ancillary to dwelling	Supported
7g	21/00773/FUL	Higher Ashes Farm Ashes Lane Todmorden Calderdale OL14 8RF	Access and parking area	Supported however it would be preferable if the parking area was covered in some other temporary permeable surface such as permeable rubber/mesh rather than stone chippings which will starkly contrast with the field.

	7h	21/00744/FUL	Land East Of 23 Lumbutts Road Todmorden Calderdale	Timber clad demountable shed for storage
				Supported
2021(D)114	<p><u>Item 8. Warland Farm Planning Application - 21/00495/LBC – For Information</u> To receive letter</p> <p>a. Letter to Richard Seaman, Head of Planning Calderdale</p> <p><i>Proposed by Cllr M Taylor and Seconded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED:- That the letter be received and the clerk be thanked for this excellent letter.</i></p>			
2021(D)115	<p><u>Item 9. Development of Brownfield Sites in Todmorden - for Information</u> To receive list</p> <p>It was agreed that this item should be on a future agenda for this Committee.</p>			
2021(D)116	<p><u>Item 10. Instability of Houses on Halifax Rd and Surrounding Terraces – For Information</u> To receive verbal/written update</p> <p><i>Proposed by Cllr C Potter and Seconded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That a letter be written to Calderdale MBC expressing great concern about the vibrations being experienced in these properties and the cracks in the walls and requesting that Calderdale Council investigate the condition and foundations of Halifax Road as well as the cracks in the walls of houses and the vibrations experienced.</i></p>			
2021(D)117	<p><u>Item 11. Outstanding Issues Register – For Information</u> To receive updates about blocked paths and obstructions as well as the Outstanding and Completed Issues Registers</p> <p>a. Blocked paths and obstructions b. Outstanding Issues Register c. Completed Issues Register</p> <p>Cllr M Taylor raised the issue of a blocked footpath between Stoney Royd lane and Higher Ashenhurst which is overgrown and difficult to access (for the Assistant Town Clerk to bring to the attention of Calderdale MBC). It was suggested that CROWS might also get involved.</p> <p>Cllr the Revd G Kent raised the issue of blocked drains in front of Aldi which are filled with building materials.</p>			

	<p>Cllr M Taylor said that the drains on Church Rd Lydgate were blocked with rubble coming down from Church Hill.</p> <p>Proposed by Cllr C Potter and Secoded by Cllr P Taylor Unanimous</p> <p>RESOLVED:-</p> <p>That a letter be written to Calderdale MBC requesting that the drains and gullies around Aldi and Church Rd, Lydgate be cleared and that the footpath on Stoney Royd Lane be cleared .</p>
2021(D)118	<p><u>Item 12. Correspondence Received – For Information</u> To receive any correspondence</p> <p>a. Report on SID Activity in Todmorden from Upper Valley Coordinator b. Email exchange about speeding on Burnley Rd Lydgate</p> <p>Cllr T Greenwood said that he was meeting with officers from Calderdale MBC and Cllrs S Press and S Dacre the next day about speeding in Cornholme and the difficulty residents experience in crossing the road.</p>
2021(D)119	<p><u>Item 13. Flooding Related Issues – For Information</u> To provide verbal update on flooding issues in Todmorden</p> <p>a. Planning Application for Derdale St</p> <p>Email received from Calderdale Planning Office about Derdale St application.</p> <p>Proposed by Cllr C Potter and Secoded by Cllr L Levick Unanimous</p> <p>RESOLVED:-</p> <p>That a letter be written in response to the email from the planning officer about the ground levels on this site asking for a site visit to measure the actual ground levels.</p> <p>b. Sandholme Mill</p> <p>No update received</p>
2021(D)120	<p><u>Item 14. Hollins Mill – For Information</u> To receive letters</p> <p>a+b. Letter with Appendix to Richard Seaman, Head of Planning Calderdale</p> <p>Proposed by Cllr C Potter and Secoded by Cllr L Levick Unanimous</p> <p>RESOLVED:-</p> <p>That the letter be received, and that further action be taken if no response received.</p>
2021(D)121	<p><u>Item 15. Yorkshire Water – Complaint about Handling of Water Outtage – For Information</u></p>

	<p>To receive verbal/written update</p> <p>Ms P Marshall went through her report outlining the liaison she had had with Yorkshire Water throughout the water outage. It is clear that Yorkshire Water had no contingency plan for updating residents on social media or providing water to residents, especially those on the vulnerable list.</p> <p>The chair thanked Paula for an excellent report and for the helpful updates she had put on social media .</p> <p>Proposed by Cllr the Revd G Kent and Seconded by Cllr C Potter Unanimous</p> <p>RESOLVED:-</p> <p>That Yorkshire Water be invited to a meeting of the Development Committee to explain what happened and consider what can be done better in future.</p>
2021(D)122	<p><u>Item 16. Delays by Calderdale Council in Processing Planning Applications</u></p> <p>To receive verbal update</p> <p>Members said that they had received many complaints about this.</p> <p>Proposed by Cllr C Potter and Seconded by Cllr P Taylor Unanimous</p> <p>RESOLVED:-</p> <p>That a letter be sent to Calderdale (copied to the Calderdale Todmorden and Stoodley Ward Councillors) expressing concern about the situation, (especially when Calderdale set strict deadlines for others and yet let their own deadlines slip) and requesting that action be taken to resolve the situation.</p>
2021(D)123	<p><u>Item 17. 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 meeting.</p> <ul style="list-style-type: none"> • The proposed South Pennines National Park • Visit from Yorkshire Water • O seek clarification from CMBC regarding the policy and procedure for replying to communications from Todmorden Town Council and inter alia the other Town and Parish Councils within Calderdale • The development of brownfield sites in Todmorden • Invite Mr C Chew-Moulding and Mr J Bullivant to the Development Committee meeting in November 2021 • Invite a representative to attend the Development Committee from Yorkshire Water. • The development of brownfield sites
2021(D)119	<p><u>Item 18. Date of the Next Committee Meeting – For Information</u></p> <p>To note the date of the next committee meeting scheduled for Wednesday 15 September 2021 at 7.30pm.</p> <p>The meeting ended at 9.15pm.</p>