



TODMORDEN TOWN COUNCIL

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REPORT TO RESOURCES COMMITTEE

REPORT AUTHOR	Colin Hill Town Clerk and Responsible Financial Officer
TEL NO	07923257879
EMAIL	townclerk@todmorden-tc.gov.
Date	8th September 2021
SUBJECT	Lobb Mill Picnic Area

PURPOSE OF REPORT

1. To inform Members that a visit by Members to look at the current condition of Lobb Mill Picnic Area, took place on the 26th August 2021
2. To inform Members that the area needs some attention to make it more welcoming and signage to be improved to make it more visible ahead of traffic literally passing it by.
3. To advise Members that a lot of the area is overgrown, especially in the land delineated by wire fencing belonging to Network Rail and up the adjacent pathway leading to higher ground where a second picnic area used to be.
4. To advise Members that the public footpath is not in good condition, but for the seasoned walkers with the right footwear, remains accessible.
5. To inform Members that no signage exists to direct users up to the second area and given the condition of the footpath, it is not proposed at this stage to increase awareness.
6. To inform Members that Todmorden in Bloom have recently started doing some work on clearing the front bed facing on to the road, ahead of digging over and replanting, for which the Town Clerk has agreed a figure of up £500 for materials /plants replacement.
7. To remind Members that there is a budget figure of £5,000 available for work to be carried out in this area.
8. To seek Member's approval to take forward a number of improvements subject to delivery within the approved budget.

BACKGROUND

9. The Entrance to Lobb Mill Picnic area is not clearly signposted and traffic is upon it before signage is seen. It is highly likely that traffic has passed it and therefore little random use.

10. The car park next to the picnic area appears to be more used in the week by employees working in locations across the road from it.
11. The condition of the car park surface appears reasonable, and it is not anticipated that any major work is required to keep this in good repair in the short term.
12. Entrance barriers (low level to avoid unauthorised use of this area) need either a deep clean or possibly repainting.
13. The main road sign is hardly visible – either faded or needs cleaning but in any event is too small to be noticeable. This needs to be addressed and possibly in addition some additional signage prior to reaching the area put in place.
14. Some overhanging branches from trees could do with lopping to provide more light into the area and specifically over existing picnic bench locations. There will be need to check if we have any tree preservation orders in place on this site.
15. There is an area of no growth where recently planted trees have died and ground conditions need to be investigated as to why. This may be because of a raised bed area near the wire fencing that needs to be completely reworked.
16. There is space to consider an additional picnic bench subject to budget, but initially existing ones need to be reconditioned.

FINANCIAL

17. Budget provision of £5,000 has been made specifically to improve this area.
18. An allocation of £500 has already been made to Todmorden in Bloom from a separate budget to enable them to move forward with improving the beds adjacent to the road.

RECOMMENDATION

19. That Members confirm that they wish to move forward with this project and ask the Town Clerk in due course to cost out the various elements for delivery and to liaise with Calderdale MBC Highways re signage and Tree preservation Officer re any restrictions to tree work on the site.
20. That once costed out the Town Clerk be authorised to deliver improvements relative to budget provision in agreement with ward members.

REASONS FOR RECOMMENDATION

21. To identify elements of this project in terms of cost and what permissions may be required
22. To provide the necessary authority to deliver the project in consultation with ward members

POLICY IMPLICATIONS:

23. Ownership of land brings with it responsibilities under our Health and Safety Policy to minimise any hazards and generally to keep in good order.

DETAILS OF CONSULTATION

24. None from this report.

CLIMATE CHANGE:

25. None arising from this report.

IMPACT EQUALITY ASSESSMENT

26. The site is readily accessible.

SUPPORTING PAPERS:

27. Appendix 1 – images