

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 17 August 2022 at 7:30 pm

Councillors Present:	Cllrs S Martin (chair), P Taylor, A Hollis, L Levick, S Press, J Turner, J Williams, the Revd G Kent, M Taylor (substituting for L Needham) and M Carrigan substituting for L Thorpe
Absent Councillors:	Cllrs L Needham, K White and L Thorpe
Observing Councillors:	Cllr M Holmstedt
Officers:	Mrs S Miles – Assistant Town Clerk (Minute taker)
Presenter:	
Members of the Public:	Mr L Ruck, Mr B Walker + 2

2022(D)173	<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 K White for health reasons, Cllr L Thorpe as she had another engagement and Cllr L Needham for family reasons</p> <p><i>Proposed by Cllr L Levick Seconded by Cllr Jane Williams Unanimously Agreed</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllr K White for health reasons, Cllr L Thorpe as she had another engagement and Cllr L Needham for family reasons</i></p>
2022(D)174	<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>

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	<p>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>None were received</p>
2022(D)175	<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><i>Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimously Agreed</i></p> <p><i>RESOLVED:- That members of the public can make representation on the business of the agenda for the meeting.</i></p> <p>The chair invited Mr L Ruck who explained that the section of Rochdale Rd near Copperas Mill is difficult to cross and that walkers emerging from the canal as well other pedestrians struggle to cross the road because of the bend and speeding traffic. He explained that the road there is dangerous and that it would benefit from a zebra crossing.</p> <p>The chair invited Mr B Walker to speak about the reduced T6/8 service to Stoodley which was limiting the travelling opportunities of local people. He said that there are no buses after 8pm so it is necessary to travel back by taxi after that time which is costly. Previously there was a service at 11.13pm.</p>
.2022(D)176	<p><u>Item 4. Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 20 July 2022 (previously circulated).</p> <p><i>Proposed by Cllr A Hollis and Seconded by Cllr J Turner Unanimously Agreed</i></p> <p><i>RESOLVED:- That the draft minutes of the Development Committee meeting held on 20 July 2022 be approved as a true record of proceedings</i></p>
2022(D)177	<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 A Hollis Unanimously Agreed</i></p> <p><i>RESOLVED:- That any public or press who may attend be allowed to stay for the whole of the meeting.</i></p>
2022(D)178	<p>Item 6. To submit comments on the planning applications received from Calderdale Council.</p> <p>Comments as detailed below were agreed by Members en bloc</p>

Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimously Agreed

RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council en bloc.

Proposed by Cllr J Williams and Seconded by Cllr S Martin Unanimously Agreed

RESOLVED:- That the Assistant Town Clerk write to the Youth Hotel Association to express concern that hostels such as the one at Mankinholes do not seem to be available for walkers and families, just large groups.

Item no	Application Number	Address	Purpose	Consultation Feedback
6a	22/00746/LBC	12 Square Road Todmorden Calderdale OL14 7SU	Conversion of garage to habitable use and alterations to fenestration	Supported
6b	22/00745/HSE	12 Square Road Todmorden Calderdale OL14 7SU	Conversion of garage to habitable use and alterations to fenestration.	Supported
6c	22/20107/TPO	11 Fern Valley Chase Todmorden Calderdale OL14 7HB	Fell three trees (Tree Preservation Order)	Not supported. Tree report states that the trees should not be removed.
6d	22/00709/LBC	Hipperholme Farm Eastwood Lane Todmorden Calderdale	Replacement door and door frame to rear (Listed Building Consent)	Supported
6e	22/00699/FUL	23 Water Street Todmorden Calderdale OL14 5AB	Change of use and alterations to ground floor from café/restaurant use class E (b) to tattoo parlour (Sui generis use)	Not supported because: Over intensification of tattoo parlours in Water St. It was also questioned whether a Conservation area is an appropriate location for a tattoo parlour. If the plans are approved it is suggested that plans for signage

					be submitted for approval to ensure that they are in keeping with a conservation area.
	6f	22/00395/FUL	The Shaw South New Road Mankinholes Todmorden Calderdale OL14 6HP	Four luxury one bedroomed glamping units and a hot tub for guests along with secure bike storage, a permeable parking/turning area, recycling/waste area and two Electric Vehicle Charging Points. Two parking bays per unit is proposed, which allows for maintenance vehicles to visit the site when required. Associated footpaths, landscaping and an underground water treatment plant	No comment
	6g	22/00702/FUL	Site Of Weir Minerals Europe Limited Halifax Road Todmorden Calderdale	Construction of extension adjacent to existing foundry works and subsidiary buildings	Supported
	6h	19/00648/FUL	Langfield House 38 Kilnhurst Road Todmorden West Yorkshire OL14 6AX	Two detached dwellings	Not supported as the issues previously raised in the previous two consultations have not been addressed and are still outstanding
	6i	22/00811/FUL	Land East Of Higher Allescholes Farm Allescholes Road Walsden Todmorden Calderdale	Formation of a new field access and gateway off the public road (Retrospective)	Supported
2022(D)179	<u>Item 7a. Correspondence Concerning Previous Planning Applications - For Information</u>				
	To receive a verbal update				

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	<p>The Assistant Town Clerk reported that planning has advised that 21 Water St is a wine shop. Members stated that they had no issue with this.</p> <p><u>Item 7b. CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted</u></p> <p>The Assistant Town Clerk reported that the planning applications for Warland Farm have been refused by Calderdale Council.</p> <p>To receive written update</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr P Taylor Unanimously Agreed</i></p> <p><i>RESOLVED: That the list be received.</i></p>
2022(D)180	<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><i>Proposed by Cllr S Martin Seconded by Cllr P Taylor Unanimously Agreed</i></p> <p><i>RESOLVED: That the lists be received.</i></p>
2022(D)181	<p><u>Item 9. Proposal from a Resident for a Zebra Crossing in Walsden – for Information</u></p> <p>To receive a written update</p> <p>It was suggested that the Calderdale Rights of Way Officer and the Canal and River Trust be contacted about the issue.</p> <p><i>Proposed by Cllr S Press and Seconded by Cllr S Martin Unanimously Agreed</i></p> <p><i>RESOLVED:- That the Assistant Town Clerk pass Mr Ruck’s contact details to her so she can involve the Ward Councillors S Dacre and D Tremayne</i></p>
2022(D)182	<p><u>Item 10. Bus Services – Service no7 Between Todmorden and Rawtenstall and Service and T6 and T8 From Todmorden to Stoodley – For Information</u></p> <p>To receive a written update from Cllr K White about service no7 and Cllr P Taylor about the T6 and T8 services.</p> <p>It was suggested that Calderdale Councillors be approached about the issue with the T6/T8 buses and that this would be an issue for the Calderdale Transport Committee/ West Yorkshire Combined Authority.</p>

	<p>Proposed by Cllr S Press and Seconded by Cllr S Martin Unanimously Agreed</p> <p>RESOLVED:- That the Assistant Town Clerk pass Mr Walker’s contact details to her so she can involve the Ward Councillor J Fenton Glynn.</p> <p>The Assistant Town Clerk reported that Cllr K White advised that a meeting was due to take place today at Bacup and Rawtenstall Grammar School with parents and TransDev. He will inform members of progress.</p> <p>Cllr P Taylor provided details of a meeting with Tracy Brabin about the Big Bus consultation which has been organised by Age Concern. It was agreed that this meeting would be attended by Cllrs P Taylor and Cllr the Revd G Kent and that they would feed back about this to the Development Committee.</p>
2022(D)183	<p><u>Item 11. Replacement of Flag Stones Around the Town Hall – for Information</u></p> <p>To receive written update about the replacement of the original flag stones.</p> <p>The Assistant Town Clerk reported that the replacement flag stones were Yorkshire stone. This had been necessary because it would not be possible to procure sufficient stones of the old type to do the work. Assurances had been given that the original stones would be used to infill where necessary in other streets in Todmorden.</p> <p>Cllr S Press advised that the Town Hall Working Group had identified the replacement of the stones as necessary as the original ones were deemed unsafe and not accessible for people living with disabilities and the elderly.</p> <p>It was mentioned that the setts on Water St are not conducive to access for those living with a disability and the elderly. It was reported that this piece of work was part of another project.</p> <p>It was noted that members were not receiving minutes of the Town Hall Working Group.</p> <p>Proposed by Cllr S Press Seconded by Cllr S Martin Unanimously Agreed</p> <p>RESOLVED:- That the Assistant Town Clerk request copies from the Upper Valley Coordinator and circulate to members.</p>
2022(D)184	<p><u>Item 12. The Possibility of Seeking Listed Building Status for one of the Post War Prefab Estates – for Decision</u></p> <p>To receive a written update and a verbal update from Cllr M Holmstedt.</p> <p>Proposed by Cllr L Levick Seconded by Cllr P Taylor Unanimously Agreed</p> <p>RESOLVED:- That the question about whether TTC should allocate resources to seeking listed building status for these properties be referred to the Full Council for consideration</p>
2022(D)185	<p><u>Item 13. Flooding Related Issues – For Information</u></p> <p>To provide a 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 Calderdale has been working with Yorkshire Water. YW has done modelling of the drainage in the area and it shows that the drainage infrastructure is not capable of accommodating the amount of water, especially in times of flooding. More work is ongoing between Calderdale and YW but this has been slowed down by YW GDPR concerns.</p> <p>It was noted that the Sandholme Mill site is currently up for sale.</p>
2022(D)186	<p><u>Item 14. The Status of Traffic Issues in Cornholme – For Information</u></p> <p>To receive a verbal update about actions concerning traffic issues in Cornholme.</p> <p>It was noted that a meeting was scheduled today with Active Calderdale representation to consider the possibility of a zebra crossing opposite the recreation ground in Portsmouth.</p>
2022(D)187	<p><u>Item 15. Hollins Mill – for Information</u></p> <p>To receive a verbal update</p> <p>The Assistant Town Clerk reported that it had been identified by Calderdale that no drainage provision had been put in place when the weaving shed had been partially demolished. As the water now floods onto the car park as well as the public path and road causing damage this has required the owner of Hollins Mill to pay for remedial work to the car park. Calderdale is to request a site visit to examine the path and road.</p> <p>An enforcement notice has been issued about the sawtooth wall.</p>
2022(D)188	<p><u>Item 16. Update About Senior Meeting with Calderdale MBC</u></p> <p>To receive a verbal update</p> <ul style="list-style-type: none"> a. Clarification of CMBC policies about response times b. Instability of houses on Halifax Rd <p>A meeting was held on 17 August.</p> <p><u>Instability of Houses</u> The Assistant Town Clerk reported that Calderdale will arrange for a structural engineer to do a site visit on Halifax Rd to examine the issue.</p> <p><u>Maintaining the Integrity of the Conservation Area</u> The Assistant Town Clerk reported that the issues with the Todmorden Conservation Area. The Calderdale Head of Planning had said that incremental damage to conservation areas is being experienced across Calderdale. He said that there are insufficient resources to enforce every roller shutter fitted in a conservation area.</p> <p>However, the Head of Planning had advised that there is currently an initiative to conserve the shops in Sowerby Bridge in conjunction with Heritage Action. He said that it is a possibility that this could be extended to other areas in Calderdale.</p>

	<p>The Head of Planning also said that Calderdale is currently reviewing the Conservation Strategy and that this is to be completed by the end of the year. The consultation will involve TTC. This document will articulate the priorities for conservation.</p> <p>The Head of Planning also advised that Calderdale Council was recruiting an additional Conservation Officer.</p> <p>The Head of Planning said that the Neighbourhood Plan is an opportunity to incorporate conservation and heritage. He offered to facilitate a meeting with the Conservation Officer, the Project Manager and the consultants.</p> <p><u>Involving and Communicating with TTC</u></p> <p>It was acknowledged that sometimes issue reports have got lost in Calderdale or sometimes sent to the wrong unit. A new system of online reporting which enables the provision of updates is being implemented. So far this has been applied to reports on streetlights and fly tipping but plans are underway to extend this to reporting issues with gullies and potholes.</p> <p>TTC will be included in the Calderdale member updates to enable communication and involvement.</p> <p>It was noted that responses to communications from TTC had improved since this issue has been monitored by the Head of Customer Service.</p> <p>It is expected that the next meeting will take place on 5 October.</p>
2022(D)189	<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 or future meetings.</p> <ul style="list-style-type: none"> • Presentation from EA about flood alleviation projects in Todmorden – 14 September 2022 • Invite Yorkshire Water to present March 2023 • Unsightly area near Station Approach in Portsmouth – 12 October 2022 • Feedback on Big Bus Consultation meeting organised by Age Concern • Update About Senior Meeting with Calderdale MBC – 12 October 2022 • Consider the criteria for assessing planning applications for glamping sites/invite the Calderdale Tourism Officer – 12 October 2022
2022(D)190	<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 14 September 2022 at 7.30pm.</p> <p>The meeting ended at 8.56pm.</p>