

# 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 20 July 2022 at 7:30 pm

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<b>Councillors Present:</b>	Cllrs S Martin (chair), L Thorpe (vice chair and mayor), P Taylor, the Revd G Kent, A Hollis, L Needham, L Levick, S Press, J Turner and J Williams
<b>Absent Councillors:</b>	Cllr K White
<b>Observing Councillors:</b>	
<b>Officers:</b>	Mrs S Miles – Assistant Town Clerk (Minute taker)
<b>Presenter:</b>	
<b>Members of the Public:</b>	Mr C Jackson, Mr D Wilson, Ms N Stocks, Ms C Bann, Rev J Haughey

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2022(D)149	<b><u>Item 0. One Minute Silence to mark the Passing of Councillor Ruth Coleman-Taylor</u></b>  To show respect.
2022(D)150	<b><u>Item 1. Apologies for Absence – For Decision</u></b>  To receive and approve apologies for absence and reasons given to the Clerk prior to the meeting.  Apologies received from Cllr K White due to ill health.  <b><i>Proposed by Cllr S Martin    Seconded by Cllr L Needham    Unanimous</i></b>  <b><i>RESOLVED: That the apologies be accepted from Cllr K White due to ill health.</i></b>
2022(D)151	<b><u>Item 2. Declarations of Interest – For Decision</u></b>  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.  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

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	<p>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> <p><b>Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimous</b></p> <p><b>RESOLVED:- Although neither have a pecuniary interest, Cllr L Thorpe will leave the room whilst item 7a is being discussed and Cllr S Martin said that he would not join the discussion for item 7k.</b></p>
2022(D)152	<p><b><u>Item 3. Public Participation – For Decision</u></b></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>Mr Ruck, resident, had advised Cllr J Turner that he was unable to attend the meeting to talk about item 10.</p> <p>Ms C Bann said that she had information to offer about items 6 and 20.</p> <p><b>Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimous</b></p> <p><b>RESOLVED:- That members of the public can make representation on the business of the agenda for the meeting.</b></p>
.2022(D)153	<p><b><u>Item 4. Minutes – For Decision</u></b></p> <p>To approve the draft minutes of the Development Committee meeting held 22 June 2022 (previously circulated).</p> <p><b>Proposed by Cllr L Levick and Seconded by Cllr J Williams Unanimous</b></p> <p><b>RESOLVED:- That the draft minutes of the Development Committee meeting held on 22 June 2022 be approved as a true record of proceedings</b></p>
2022(D)154	<p><b><u>Item 5. Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</u></b></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><b>Proposed by Cllr A Hollis and Seconded by Cllr P Taylor Unanimous</b></p> <p><b>RESOLVED:- That any public or press who may attend be allowed to stay for the whole of the meeting.</b></p>
2022(D)155	<p><b><u>Item 6. Report on the State of Gullies in Todmorden – Presentation by Mr K Crabtree – For Information</u></b></p> <p>To provide a verbal and a written presentation.</p> <p>Mr Crabree said that he had sent a copy of his report to Calderdale Council in May but had not received a response yet. The Assistant Town Clerk had also sent it to Calderdale.</p>

Mr Crabtree reported that in many gullies, the connections below the level of the road were damaged, and that ideally they would be jet washed and then cameras used to identify any damage.

It was noted that several drains such as in the Stansfield Rd area, at the front of Aldi and in Walsden had been reported but it was not apparent that they had been repaired. Concern was expressed that the gullies outside Aldi had not been finished and that they were filled with building rubble.

It was noted that funding for such activities was problematic. One suggestion was that Todmorden Town Council might consider funding some work and that when it was a borough, 'length men' were employed to clear the drains.

Ms Bann reported that items such as this are discussed at the quarterly Safer, Cleaner, Greener meeting which is chaired by Inspector B Doughty.

Ms Bann reported that the SCG team (including the Neighbourhood Team, Cleansing Team and Highways) were planning to focus on gullies in Todmorden 10 -14 October 2022. She said that she will be working with partners, such as Todmorden Town Council, to develop and action plan for the week.

**Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimous**

**RESOLVED:- That the Assistant Town Clerk to liaise with the Town Clerk regarding the process for appointing a Councillor (from either the Development Committee or Climate Emergency Committee) to represent TTC at the Safer, Cleaner, Greener meeting.**

2022(D)156

**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 S Martin and Seconded by Cllr J Williams Unanimous  
n.b. Cllr L Thorpe abstained from the discussion and decision for item 7a**

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

Item no	Application Number	Address	Purpose	Consultation Feedback
7a	22/00320/FUL	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	Four dwellings with associated parking and landscaping	Not supported  Although the number of houses in the development has been reduced there is insufficient on site parking
7b	22/10002/ADV	8 Halifax Road Todmorden Calderdale OL14 5AD	One internally illuminated fascia sign (Advertisement Consent)	No supported  This sign would be obtrusive and inappropriate as the

				site is in the Conservation area opposite a grade 1 listed building
<b>7c</b>	22/00611/FUL	28 Halifax Road Todmorden Calderdale OL14 5QG	Installation of ATM (Retrospective)	Not supported  It is regretted that this application is retrospective
<b>7d</b>	22/00595/FUL	Langfield Farm Mankinholes Bank Todmorden Calderdale OL14 6HR	Extension to existing sheep shed and new agricultural building	Supported
<b>7e</b>	22/00482/FUL	10 Keswick Close Todmorden Calderdale OL14 8EJ	Insulated shed in garden to run a dog grooming business from home.	No comment
<b>7f</b>	22/00703/FUL	Unit 1, Canal Side Industrial Estate, Salford Way, Todmorden, OL14 7AJ	Two warehouse units	Supported
<b>7g</b>	22/00635/OUT	Todmorden Lawn Tennis Club The Grove Todmorden Calderdale OL14 8RB	Detached Dwelling (Outline)	No comment at this stage.
<b>7h</b>	22/00684/FUL	Plots 1 And 2 Ivy Place Cornholme Todmorden Calderdale OL14 8PB	Residential development of four dwellings (Part Retrospective)	Supported
<b>7i</b>	22/00150/FUL	Cloughside House Peel Cottage Road Walsden Todmorden Calderdale OL14 7BF	Construction of one detached dwelling with associated parking and amenity space	Not supported  The road is very narrow and there is insufficient onsite parking
<b>7j</b>	22/00564/FUL	18 Throstle Street Walsden Todmorden	Construction of a 2 storey 3 bedroom	Not supported on the basis of the

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		Calderdale OL14 6UG	detached house and double garage	comments from Highways
7k	22/00707/FUL	5 - 9 Water Street Todmorden Calderdale OL14 5AB	Change of use from Use Class E(b) (Cafe) to Sui Generis (Drinking establishment with expanded food provision)	No objections
7l	22/10010/ADV	28 Halifax Road Todmorden Calderdale OL14 5QG	1 x Internally illuminated sign above the ATM and 1 x blue LED halo illumination to the surround	Not supported  Retrospective application
7m	22/20104/TPO	19 Stoodley Grange Todmorden Calderdale OL14 6JR	Prune one tree (Tree Preservation Order)	Supported
7n	22/00541/FUL	32 Burnley Road Todmorden Calderdale OL14 5EZ	Proposed ground floor office with 3 No. residential units above, new rear dormer, new glass lantern and solar panels to existing roof	Supported
7o	22/00759/LBC	8 - 12 Lee Lane Todmorden Calderdale OL14 6HS	Alterations of fenestration and re- building of low-level porch to front and re- laying of patio with internal alterations	Not supported  Concerns about proposal to remove original fire window and to replace with bifold door. Also, to increase the height of an original internal doorway.  TTC would value the observations of the Conservation Officer and the Historical Heritage Group on these proposals.

2022(D)157

**Item 8a. Correspondence Concerning Previous Planning Applications - For Information**

To receive a verbal update

No correspondence received.

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	<p><b><u>Item 8b. CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted</u></b></p> <p>To receive written update</p> <p><b><i>Proposed by Cllr S Martin    Seconded by Cllr P Taylor    Unanimous</i></b></p> <p><b><i>RESOLVED: That the list be received.</i></b></p>
2022(D)158	<p><b><u>Item 9. Outstanding and Completed Issues Registers, Including Paths and Obstructions – For Information</u></b></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"> <li>a. Blocked paths and obstructions</li> <li>b. Outstanding Issues Register</li> <li>c. Completed Issues Register</li> </ul> <p><b><i>Proposed by Cllr S Martin    Seconded by Cllr P Taylor    Unanimous</i></b></p> <p><b><i>RESOLVED: That the lists be received.</i></b></p>
2022(D)159	<p><b><u>Item 10. Proposal from a Resident for a Zebra Crossing in Walsden – for Information</u></b></p> <p>To receive a verbal update</p> <p>It was agreed that this item be deferred to the next meeting so that members can receive the paperwork and hopefully Mr Ruck can attend.</p> <p><b><i>Proposed by Cllr S Martin    Seconded by Cllr J Turner    Unanimous</i></b></p> <p><b><i>RESOLVED: That this item be deferred to the next meeting.</i></b></p>
2022(D)160	<p><b><u>Item 11. Roadworks in Todmorden – For Information</u></b></p> <p>To provide verbal update.</p> <p>The Assistant Town Clerk reported she had received news that the current roadworks on the Town Hall roundabout are due to be completed on 20 July. It was noted that Calderdale had advised that the use of Bluetooth technology was not appropriate for the current roadworks.</p>
2022(D)161	<p><b><u>Item 12. The West Yorkshire Mayor’s plan for Travelling in West Yorkshire</u></b></p> <p>To receive verbal update</p> <p>The Assistant Town Clerk reported that she had written to the Mayor of West Yorkshire as requested. Some members were going to take the opportunity to participate in the ‘Big Bus Chat’ about the proposals. There was discussion about bus service reductions, such as for the T6/T8 to Stoodley in the evenings.</p>
2022(D)162	<p><b><u>Item 13. Flooding Related Issues – For Information</u></b></p>

	<p>To provide a written update on flooding issues in Todmorden</p> <p>a. Planning Application for Derdale St b. Sandholme Mill</p> <p>Discussion centred on the response from the Flood Board of 1 July to the question about Derdale St.</p> <p>The Assistant Town Clerk said that Paul Swales, from the Environment Agency had attended the meeting and said that he would review the EA response about Derdale St and Lidl. He will forward this to the Flood Board for incorporation into the final response.</p> <p>The Assistant Town Clerk also reported that Paul Swales had agreed to give a presentation about the flood alleviation work the EA is doing in Todmorden, at the Development Committee Meeting in September</p>
2022(D)163	<p><b><u>Item 14. The Status of Traffic Issues in Cornholme – For Information</u></b></p> <p>To receive a verbal update about actions concerning traffic issues in Cornholme.</p> <p>The Assistant Town Clerk reported that work was underway to improve the access of school buses to Cornholme School.</p>
2022(D)164	<p><b><u>Item 15. Proposed new bus stop Next to Vale Amenity Land, Cornholme</u></b></p> <p>To receive verbal update.</p> <p>This proposal is currently being developed with the Calderdale Road Traffic Officer.</p>
2022(D)165	<p><b><u>Item 16. Hollins Mill – for Information</u></b></p> <p>To receive a written update</p> <p>Progress has been made with this and issues concerning drainage are being considered.</p>
2022(D)166	<p><b><u>Item 17. Unsightly area near Station Approach in Portsmouth – For Information</u></b></p> <p>To receive verbal update</p> <p>Environmental Health have reported that it is expected that the work to the house will be completed in September 2022</p>
2022(D)167	<p><b><u>Item 18. Land opposite the Roebuck Pub in Portsmouth/entrance to the Town – For Information</u></b></p> <p>To receive verbal update.</p> <p>The Assistant Town Clerk reported that there had been some progress with this and that there are three parcels of land that local residents are interested in maintaining. Discussions are underway with the Volunteer Coordinator about what can be done with each piece of land.</p>
2022(D)168	<p><b><u>Item 19. Frostholme Mill – For Information</u></b></p>

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	<p>To receive written update</p> <p>It was noted that WYCA has advise that because of the potential low footfall that Cornholme is not being considered currently for a railway station.</p> <p>Discussion centred around the need to consider how a better bus service can be provided to Cornholme and Portsmouth.</p> <p><b>Proposed by Cllr S Martin    Seconded by Cllr the Rev G Kent    Unanimous</b></p> <p><b>RESOLVED: That the Assistant Town Clerk to produce a list of issues concerning bus transport that can be raised with the Mayor of West Yorkshire</b></p>
2022(D)169	<p><b>Item 20. Speeding in Todmorden</b></p> <p>To receive written update</p> <p>It was noted that a school child had been in a hit and run accident outside Shade School.</p> <p>The speed check results were reviewed for Stansfield Rd and Cornholme.</p> <p>It was noted that there was speeding on Stansfield Rd. Members thought that this might be improved by refreshing the ‘slow’ signs on the bends on Stansfield Rd and by improving the condition of the road near the Tudor Chippy as cars have been seen to swerve to avoid holes in the road causing them to drive into the oncoming side of the road.</p> <p>It was also suggested that when the building on the Adamroyd site is completed that the flow of traffic in the road be assessed as there are bottle necks caused by wheelie bins and parked cars.</p> <p>It was noted that no speeding was observed in the checks that were done at Cornholme. It is thought that speeding may be taking place in the evenings. Ms Bann said that she will ask the police to see if they can do speed checks in the evening.</p> <p><b>Proposed by Cllr S Martin    Seconded by Cllr A Hollis    Unanimous</b></p> <p><b>RESOLVED: That the Assistant Town Clerk ask the police if the details of the hit and run accident outside Shade School has been reported to CMBC Highways.</b></p> <p><b>RESOLVED: That the Assistant Town Clerk write to Highways about the signage and the condition of the road surface in Stansfield Hall Rd.</b></p>
2022(D)170	<p><b><u>Item 21. Update About Senior Meeting with Calderdale MBC</u></b></p> <p>To receive a verbal update</p> <ul style="list-style-type: none"> <li>a. Clarification of CMBC policies about response times</li> <li>b. Instability of houses on Halifax Rd</li> </ul> <p>The Assistant Town Clerk reported that a meeting date had been set for August and that the Cornholme traffic issues would be discussed then. Cllrs A Greenwood and K White would be attending the section about Cornholme.</p>



2022(D)171	<p><b><u>Item 22. Any Items for Discussion for a Future Agenda – For Information</u></b></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"> <li>• Presentation from EA about flood alleviation projects in Todmorden – 14 September</li> <li>• Invite Yorkshire Water to present March 2023</li> <li>• Unsightly area near Station Approach in Portsmouth – 12 October</li> <li>• The status of traffic issues in Cornholme</li> </ul>
2022(D)172	<p><b><u>Item 22. Date of the Next Committee Meeting – For Information</u></b></p> <p>To note the date of the next committee meeting scheduled for Wednesday 17 August 2022 at 7.30pm.</p> <p>The meeting ended at 9.15pm.</p>