

TODMORDEN TOWN COUNCIL

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MINUTES OF THE DEVELOPMENT COMMITTEE MEETING

Held in the Council Chamber, Todmorden Town Hall, Bridge Street, Todmorden, on
Wednesday 21 July 2021 at 7:30 pm

Councillors Present:	Cllrs C Potter (Chair), S Martin (vice chair), P Taylor (Mayor), R Coleman-Taylor, L Levick, M Doyle, A Hollis, M Carrigan (substituting for J Williams), L Thorpe, L Needham
Absent Councillors:	Cllrs K White, T Greenwood and J Williams
Observing Councillors:	Cllr M Taylor
Officers:	Mrs S Miles – Assistant Town Clerk (Minute taker) and Mrs N Pugh – Administrative Officer (Covid risk protection)
Presenter:	Mr M O'Brien
Members of the Public:	Mr and Mrs Atkinson, Mr R Atkinson, Mr and Mrs Humberstone, Mr D Wilson and Mr C Jackson

2021(D)094	<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 due to illness and Cllrs T Greenwood and J Williams due to holiday.</p> <p><i>Proposed by Cllr G Kent Seconded by Cllr A Hollis Unanimous</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllrs K White due to illness, Cllr T Greenwood and Cllr J Williams due to holiday</i></p>
2021(D)095	<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. 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>
<p>2021(D)096</p>	<p><u>Item 6.Presentation by Marshall O’Brien About Works at Hollins Mill – For Decision</u> To receive a presentation about the impact of works at Hollins Mill and the deviation of this from approved planning permissions. Also, to receive details of a survey done of the culvert.</p> <p>The chair decided to take this item at this stage of the agenda.</p> <p>Mr O’Brien said that many of the planning conditions imposed on the permission for the old weaving shed had not been fulfilled and work not approved had been done (such as using block building bricks).He said that the property had been delisted despite strong comments by a heritage officer. He said that he is particularly concerned that conditions relating to drainage and surface water had not been adhered to and that this contributed to floods on Rochdale Rd/Winterbutlee Rd. The site where the old weaving shed used to be is now very unsightly and that this impacted on the sale of some of the refurbished apartments at the mill that overlook the site. It was suggested to Mr O’Brien that he report the abandoned car on the site to Environmental Health using the online form on the website of Calderdale MBC.</p> <p>Although a Calderdale engineer has said that the culvert under the site is in reasonable condition, Mr O’Brien said that he is concerned that the work that has been done and the ongoing use of heavy machinery on the site will continue to compromise the culvert. He said that one of the access points to the culvert is on the site nearest to the Post Office and that this triangle of the land is still listed.</p> <p>Mr O’Brien also said that UPVC windows had previously been installed in the listed building on the other side of the site and although planning officers will have visited to survey for the various planning applications nothing had been done to have them removed. He said that even now, Calderdale has the power to enforce this to happen.</p> <p>Mr O’Brien said that he had written to a senior planning officer who replied that there were no compelling reasons to investigate the planning irregularities at the site and did not propose to take the matter any further.</p> <p>The chair explained that Todmorden Town Council does not have decision making powers over planning, this lies with Calderdale MBC. However, TTC can raise the issue with CMBC and express their concerns and disappointment.</p> <p><i>Proposed by Cllr S Martin and Seconded by Cllr P Taylor All other members supported the resolution except Cllr L Levick who abstained.</i></p> <p><i>RESOLVED:-</i></p> <p><i>That a letter be sent to senior officers in the Calderdale Planning Department to express deep concern and disappointment that the planning conditions applied to the permissions for the weaving shed and the building at the opposite side of Hollins Mill site were not monitored for adherence. Also, that the concerns expressed by the heritage officer were not acted on.</i></p>

2021(D)097	<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>The chair invited members of the public to speak about the planning application for Warland Farm (item 8)</p> <p>Mr Humberstone said that unlike the previous planning approval for the creation of a dwelling, the current application does not reveal features (such as arched windows) of Mickle Barn. He said that the width of the build would be considerably more than at present, that there would be an expanse of solar cells on the roof and plastic awnings. He said that if approved, the character of the farm will be changed from that of an old Yorkshire farm to one in the USA.</p> <p>Mrs Atkinson said that her biggest concern about the planning application is the potential impact of the proposals on the health and safety of residents and visitors. She said that the road was actually classified as a track/pathway and that it is single track, is steep, winding and has blind bends. She said that an inspector had said in 2000, with a different planning application, that the road is dangerous. She reported that a few years ago when a visitor collapsed on the road the ambulance became stuck and because of this the paramedics were delayed in giving him life-saving care. Unfortunately, the visitor did not survive. On another occasion a fire engine became stuck on the road when attending a fire as it was blocked by parked cars. She also expressed concern about the removal of asbestos from the site which would need to pass the houses of residents. Mrs Atkinson also said that in the past, an additional bridge had to be built over the canal on the Rochdale side to facilitate the passage of heavy materials to a site there.</p> <p>Cllr M Taylor said that in his view, the road is wholly unsuitable for such a development and it would be unenforceable should the applicants wish to stop visitors in cars from using the road.</p> <p>Mrs Atkinson said that drains run under the road and that heavy vehicles already using the road could be causing damage.</p> <p>The chair said that a letter would be sent to Calderdale to reinforce the feedback already given on this application.</p>
2021(D)098	<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 S Martin and Seconded by Cllr L Levick Unanimous</i></p>

RESOLVED:-

That the draft minutes of the Development Committee meeting held on the 23 June 2021 be approved as a true record of proceedings and signed by the Chair.

2021(D)099

Item 5. Exclusion of Press and Public – Public Bodies (Admission to Meetings Act 1960) – For Decision

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.

Proposed by Cllr C Potter and Seconded by Cllr C Carrigan Unanimous

RESOLVED:-

That no agenda items require the exclusion of the Press and Public.

2021(D)100

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 C Potter and Seconded by Cllr S Martin 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	21/00754/FUL	Todmorden Hall Rise Lane Todmorden Calderdale OL14 7AA	Change of use from Royal Mail sorting office to Use Class E	Supported
7b	21/00480/LBC	256 - 258 Bacup Road Todmorden Calderdale OL14 7HJ	New openings in rear elevation to create door and window and the addition of decking (Listed Building Consent)	Supported
7c	21/00537/HSE	Northfields Hollingrove Todmorden Calderdale OL14 8BA	1st floor extension to part of deck over existing single storey section of existing dwelling, replacement balustrade to retained portion of deck and new glazed panels and door to form enclosure of existing porch area.	Supported

Signed Chair:

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7d	21/00529/HSE	9 Fern Valley Chase Todmorden Calderdale OL14 7HB	First floor extension to side and alterations to existing single storey extension to rear	Supported provided that the bat self-assessment (which could not be read on the portal) is acceptable and a bat box is fitted.
7e	21/00776/FUL	Calf Lee House Calf Lee Lane Walsden Todmorden Calderdale OL14 6XB	Conversion of detached building to a dwelling	Not supported on the grounds that the road access to the site is very poor and that it is already overwhelmed by the number of vehicles using it. Also, it is not clear, from the information provided, where sewage and surface water will drain to. Also, it is not clear whether a change of usage should be applied for.
7f	21/20088/TPO	Higher Wickenberry 3 - 4 Wickenberry Todmorden Calderdale OL14 8DE	Fell trees (Tree Preservation Order)	Supported providing native trees are planted instead on the site. Particular concern was expressed about the removal of an Ash tree and perhaps one of these could be planted instead.
7g	21/00583/HSE	62 Mark Lane Todmorden Calderdale OL14 5PB	Removal of roof to facilitate second storey extension and construction of two storey front extension	Not supported on the grounds of scale and dominance as the property would be doubled in size. The proposal would mean that the property would not be in keeping with its neighbours and the area.

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					<p>There was concern that the raising of the height of the building would lead to increased overlooking.</p> <p>No information is provided about the issue of flooding including that of surface water.</p>
7h	21/20091/TPO	26 Stoodley Grange Todmorden Calderdale OL14 6JR	Fell one tree (Tree Preservation Order)	Supported providing the tree is replaced with a native tree.	
7i	21/00644/FUL	25 Stansfield Road Todmorden Calderdale OL14 5DN	Change of use of appliance bay 4 into Gym/Kit Room including external alterations removal of appliance bay doors to front and rear blocking up of the opening with matching brickwork/blockwork and incorporation of new doors to rear and windows to the front and side elevations.	Supported	
7j	21/00366/HSE	281 Rochdale Road Todmorden Calderdale OL14 6RG	External fire-escape stair and enlarging existing window opening to form external door on 2nd floor	Not supported on the basis of the objections raised by the Conservation Officer.	
7k	21/10015/ADV	65 - 67 Halifax Road Todmorden Calderdale OL14 5BB	Two non-illuminated projecting signs (Advertisement Consent)	Supported although there was no reference to there being a Folklore Centre in the earlier planning application for this property.	
7l	21/00826/FUL	Land North Of 21 Badger Wood Badger Wood Todmorden Calderdale	Residential development of nine bungalows.	<p>Concern was expressed about the following:</p> <p>1 A detailed land contamination report will be crucial as further to</p>	

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					<p>the contamination referred to in the application, the applicant has moved a substantial amount of contaminated land from the nearby Sandholme Mill site to this site.</p> <p>2 Flooding – does the balancing pond flood? Will the balancing pond be separated from the proposed bungalows on that side?</p> <p>3 Concern about potential damage during the process of building, to the ancient woodland (Longfield Wood).</p> <p>4. Concern about increased traffic from the site on Key Sike Lane (exiting onto Halifax Rd). Key Sike Lane is already a dangerous area for traffic as it passes over the canal and is effectively a single lane road near Halifax Rd because of roadside parking.</p> <p>5. Concern about surface water from the site running into the canal. It is suggested that the Canal and Rivers Trust be consulted. Also, that SuDS be added to the proposals.</p> <p>6. Concern about the unstable land</p>
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					<p>on the site and a full geotechnical survey be obtained.</p> <p>7 That road, path surfaces etc should be permeable.</p> <p>8 It was noted that the police have advised that a path should not link with the upper Badger Rd development because of the increase in burglary risk.</p> <p>9. Although not a planning consideration it is disappointing that the bungalows, that would be advantageous for the elderly/disabled, will not be marketed specifically to these groups.</p>
7m	21/20098/TPO	Stanlea Sunnyside Todmorden Calderdale OL14 7AP	Fell one tree (Tree Preservation Order)	Supported providing a native tree is planted in its place.	
7n	21/00648/LBC	Blue Bell Lane Cottages Blue Bell Lane Todmorden Calderdale OL14 8SE	Single storey kitchen extension to east elevation (Listed Building Consent)	Supported although concern was expressed about the proposed skylight in the cat slide roof which will negatively impact the look of a grade 2 listed cottage.	
7o	21/00647/HSE	Blue Bell Lane Cottages Blue Bell Lane Todmorden Calderdale OL14 8SE	Single storey kitchen extension to eastern elevation	As above. Also subject to checks on the stability of the ground.	

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2021(D)101	<p><u>Item 8. Update on Visit to Warlands Farm – Planning Application 21/00495/LBC – For Information</u> To receive written update.</p> <p><i>Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED:- That the report be received and a letter be sent to Calderdale to reiterate the previous comments made.</i></p>
2021(D)102	<p><u>Item 9. Outstanding Issues Register – For Information</u> To receive the Outstanding Issues Register</p> <p>The register was received.</p> <p>Mr C Jackson raised an issue previously mentioned at item 3. He was concerned that the road at Norwood Bottom was still controlled by traffic lights for several days even though the work had been completed. He was concerned about the unnecessary car emissions caused by this and the impact of this on climate change. He said that the lights were finally removed on 19 July. He had tried on several occasions to contact Calderdale to raise this issue but was unable to speak to the department responsible. It was suggested that he could have contacted Todmorden Town Council and/or the Todmorden Ward Councillors for their support in contacting the appropriate department in Calderdale MBC .</p> <p>Mr Jackson also was concerned that the standing agenda item: Footpaths and Obstructions had been removed from this agenda. The Assistant Town Clerk said that these items are now covered under item 9: The Outstanding Issues Register.</p>
2021(D)103	<p><u>Item 10. Correspondence Received – For Information</u> To receive any correspondence</p> <p>a. Cross Stone Road – Dangerous Speeding</p> <p>This was received</p> <p>b. Bus Service Update</p> <p><i>Proposed by Cllr C Potter and Seconded by Cllr M Doyle Unanimous</i></p> <p><i>RESOLVED:- That a letter of thanks should be sent to Brandon Jones of First Group Buses</i></p> <p>Gratitude was expressed by the Committee, on behalf of Todmorden Town Council, for the unstinting work done by Cllr K White to secure improvements in the bus service for local residents. This has been particularly important for children travelling to school and the elderly.</p> <p><i>Proposed by Cllr C Potter and Seconded by Cllr P Taylor Unanimous</i></p>

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	<p>RESOLVED:- That a letter of thanks should also be sent to Cllr K White to thank him for his hard and persistent work to resolve the issues with the bus timetable.</p>
<p>2021(D)104</p>	<p><u>Item 11. 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>No update received</p> <p>b. Sandholme Mill</p> <p>No update received.</p> <p><i>Proposed by Cllr G Kent and Seconded by Cllr S Martin Unanimous</i></p> <p>RESOLVED:- That a letter should be sent to Calderdale MBC about the drainage issues around Lidl which have still not been addressed.</p>
<p>2021(D)105</p>	<p><u>Item 12. Any Items for Discussion for a Future Agenda – For Information</u> 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
<p>2021(D)106</p>	<p><u>Item 13. Date of the Next Committee Meeting – For Information</u> To note the date of the next committee meeting scheduled for Wednesday 18th August 2021 at 7.30pm.</p> <p>The meeting ended at 9.10pm.</p>