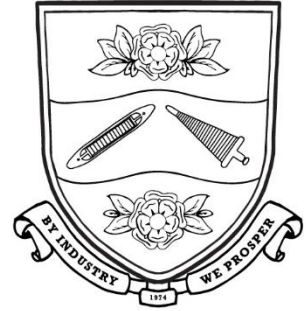


TODMORDEN TOWN COUNCIL

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MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held in the Council Chamber, Todmorden Town Hall, Bridge Street, Todmorden, on Wednesday 23 June 2021 at 7:30 pm

Councillors Present:	Cllrs S Martin (Chair), P Taylor (Mayor), R Coleman-Taylor, L Levick, M Doyle, A Hollis, M Carrigan (substituting for C Potter), L Thorpe, L Needham AND Jane Williams
Absent Councillors:	Cllrs K White, C Potter, T Greenwood and the Revd G Kent
Observing Councillors:	
Officers:	Mrs S Miles – Assistant Town Clerk (Minute taker) and Mrs N Pugh – Administrative Officer (Covid risk protection)
Presenter:	
Members of the Public:	

2021(D)080	<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 and C Potter due to illness, Cllr T Greenwood due to holiday and Cllr the Revd G Kent as he was away for the day.</p> <p>Members sent their best wishes to Cllr Potter and hoped for a speedy recovery.</p> <p><i>Proposed by Cllr P Taylor Seconded by Cllr A Hollis Unanimous</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllrs K White and C Potter due to illness, Cllr T Greenwood due to holiday and Cllr the Revd G Kent as he was away for the day.</i></p>
2021(D)081	<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 declared</p>
2021(D)082	<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>Note: No resolutions can be under public participation</p> <p>No members of the public present.</p>
2021(D)083	<p><u>Item 4. Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 26 May 2021, (previously circulated)</p> <p><i>Proposed by Cllr L Levick and Seconded by Cllr A Hollis Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That the draft minutes of the Development Committee meeting held on the 26 May 2021 be approved as a true record of proceedings and signed by the Chair.</i></p>
2021(D)084	<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>None present.</p>
2021(D)0085	<p><u>Item 6. Material Considerations for Consultation on Planning Applications – For Information</u></p> <p>To receive list provided in response to request at Development Committee on 26 May 2021</p> <p>List received.</p>
2021(D)086	<p><u>Item 7. Comments on Planning Applications- For Decision</u></p> <p>To submit comments on the planning applications received from Calderdale Council. Comments as detailed below were Agreed by Members En Bloc</p> <p><i>Proposed by Cllr S Martin and Seconded by Cllr J Williams Unanimous</i></p> <p><i>RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council En Bloc</i></p>

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Item no	Application Number	Address	Purpose	Consultation Feedback
7a	21/00286/HSE	11 Granville Street Walsden Todmorden Calderdale OL14 6RW	Demolition of existing rear conservatory and construction of new single storey rear extension.	Supported
7b	21/00577/RES	Land Adjacent To 26 Victoria Road Todmorden Calderdale	Residential development of six flats (Reserved matters pursuant to planning application 16/01432/OUT)	Not supported. The parking is insufficient in terms of the number of spaces (4) for 6 flats and the size of spaces which would require drivers to reverse into the road. There is concern because children play in this area and this could cause an accident. Previous applications have been rejected on the same grounds. The building of 6 flats would be an overdevelopment of the site.
7c	21/20062/TPO	18 Henshaw Road Walsden Todmorden Calderdale OL14 6QR	Prune one tree (Tree Preservation Order)	Supported subject to the views of the Calderdale Tree Officer
7d	21/00360/FUL	Shaw Farm New Road Mankinholes Todmorden Calderdale OL14 6HP	Relocation and enlargement of existing outdoor arena facility to competition standard dimensions of 60m x 20m. Works include earthworks to existing land to make area level as shown on accompanying drg no: 2700-100 Site Layout and Land Sections	Not supported on the basis of the current plans. There are several menage facilities in this area and 'congestion' of horse boxes is experienced regularly by residents. The

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				<p>roads are very narrow and turning/passing spaces are few. Any exiting onto Shaw Cross Rd is very problematic as larger vehicles become stuck on the hairpin bend. Any intensification of large vehicles is a concern.</p> <p>The objections of the neighbour are supported. If such a relocation is to be approved it would be preferable if it were to be on land on the farm not visible to neighbours/the public.</p> <p>It is very concerning that it is reported that the level of the land has been increased on this farm</p>
7e	21/20066/TPO	The Boat House Stack Hills Road Todmorden Calderdale OL14 5QW	Fell two trees (Tree Preservation Order)	Supported subject to the views of the Calderdale Tree Officer. It is suggested that another tree of a native species be planted instead.
7f	21/00615/LBC	Mankinholes Mankinholes Bank Todmorden Calderdale OL14 6HR	Subdivision of dwelling to form two dwellings including internal & external alterations and replacement single storey extension to south elevation (Revised proposals to approval 17/01073/LBC)(Listed Building Consent)	Supported
7g	21/20069/TPO	Land Adjacent Henshaw Road	Fell one tree (Tree Preservation Order)	Supported subject to the views of the Calderdale Tree Officer. It is suggested that

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			Henshaw Road Walsden Todmorden Calderdale		another tree of a native species be planted instead
7h	21/00431/FUL		Land North East Of Higher Allescholes Farm Allescholes Road Walsden Todmorden Calderdale	Agricultural storage building and the creation of a hard-cored track.	Supported although concern was expressed about the increase of water into the existing watercourse and the potential affect of this further down the valley. Also, the provision of water from the roof for animals should be confirmed. Concern was expressed about the hardcore track – this should be properly graded hardcore not general building rubble (because of possible land contamination). This would also need to be a permeable surface.
7i	21/00670/LBC		Hipperholme Farm House Eastwood Lane Todmorden Calderdale OL14 8RS	Repair roof and install under felt on the West extension, replace timbers / welsh slates as needed.	Supported
7j	21/00345/FUL		Land West Of Todmorden Castle Hill Social Club Halifax Road Todmorden Calderdale	The applicant states that the proposed dropped kerb (from the A646) is on part of the footpath across from their home, and that it will give access to a hardstanding on land that is currently not being used. The purpose of the dropped kerb is to provide an entrance for further off-road parking for the resident or visitors to	Not supported because exiting the parking area onto a 30mph road at the brow of a hill (with limited visibility) would potentially be dangerous

				<p>reduce the need to park on the main road.</p> <p>It is proposed that the tarmac footpath will be lowered with tapered kerbstones and that compacted hardcore will be used for the parking area.</p> <p>Highways do not support the application on highway safety grounds (the lay of the land obscures oncoming traffic) and that the proposed access/parking arrangements do not offer adequate dimensions or passing places. Also, the submitted plans do not detail the parking bays and would in any case need to demonstrate that vehicles can turn within the off-street parking area to both enter and leave in a forward gear.</p>	
7k	21/00254/FUL	North Midgelden Barn Bacup Road Todmorden Calderdale OL14 7HW	Outbuilding to contain a garage and gym at ground floor, with home office above (Ancillary to dwelling)	Supported although concern was expressed that the outbuilding is out of proportion with the rest of the buildings on the site.	
7l	21/00495/LBC	Warland Farm Warland Todmorden Calderdale OL14 6XA	Conversion of Mickle Barn to provide bunkhouse accommodation; conversion of Shippen (currently a smithy, wood workshop and storage space) to 'hub', communal hall, tea room and toilets at ground floor, and to crafts studios (with wash-up space) at first floor; extension attached to the rear of the Shippen to create lobby/stairwell; greenhouses (passive solar spaces) to front of Mickle Barn and Shippen; stand-alone greenhouse;	<p>Todmorden Town Council wishes to support sustainable development in the town and the increase in local employment.</p> <p>Concern was raised especially about the amount of traffic this proposal would generate in the area and the lack of parking on the site. Although it is hoped that the majority of visitors would travel by public transport, by cycle or on foot,</p>	

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			open-sided shelter for bikes etc with Photovoltaic roof covering; open-sided canopy in former pigsty area (for covered outdoor recreation); bakery & tea-room and wet foods/brewery in former pigsty area; new Barn (self-supporting/independent structure) to the rear of the Mickle Barn to create smithy and green wood workshop, storage, office and toilets (Prior Approval application 14/40004/FOR which was confirmed as not requiring prior approval by the LPA on 24.02.2014). (Listed Building Consent)	<p>Riggs Garden Centre nearby (where people travel from near and far) has a car park for 100+ cars.</p> <p>Concern was raised about the arrangements for drainage, especially foul drainage – where a soakaway into a field is proposed.</p> <p>Concern was raised about the reference to a roof being made from asbestos cement.</p> <p>The plans are adventurous but it was felt that more detail was required. Members expressed an interest in visiting the site.</p>	
	7m	21/00446/HSE	Bearnshaw Tower Cottage Carr Road Todmorden Calderdale OL14 7ES	Two storey and single storey side extensions	Concern was expressed about the potential overdevelopment of this site proposed in the plans which will more than double the size of the property
2021(D)087	<p><u>Item 8. Outstanding Issues Register – For Information</u> To receive the Outstanding Issues Register</p> <p>The register was received.</p>				
2021(D)088	<p><u>Item 9. Correspondence Received – For Information</u> To receive any correspondence</p> <p>a. Rejection of appeal regarding wall at Rise Lane</p> <p>Notification letter was received.</p>				

2021(D)089	<p><u>Item 10. Flooding Related Issues – For Information</u> To provide verbal/written 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>Copy of email and letter from resident received.</p>
2021(D)091	<p><u>Item 11. Cross Stone Road – Dangerous Rd – Potential Traffic Calming – for Decision</u></p> <p>To consider paper on issues</p> <p>It was noted that three people had been ‘clipped’ by the wing mirrors of passing cars this year so far. It was also noted that Calderdale can alter the speed limit if this is thought necessary, usually based on the fatality rate.</p> <p>It was agreed that the first step should be to request that the Upper Valley wardens do speed checks on the road when this is possible. Based on this evidence, the purchase of a vehicle activated sign be considered.</p> <p>Members thanked the Assistant Clerk for her work on this paper.</p> <p><i>Proposed by Cllr S Martin and Seconded by Cllr M Doyle Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>To receive the paper and to request that the Upper Valley wardens do a speed check on this road when they are able to.</i></p>
2021(D)092	<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>
2021(D)093	<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 21st July 2021 at 7.30pm.</p> <p>The meeting ended at 8.25pm.</p>