

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 25 May 2022 at 7:30 pm

Councillors Present:	Cllrs S Martin (chair), L Thorpe (vice chair and mayor), P Taylor, the Revd G Kent, A Hollis, L Needham, L Levick, K White, S Press, M Carrigan (substituting for J Turner) and M Holmstedt (substituting for R Coleman-Taylor)
Absent Councillors:	Cllrs, R Coleman-Taylor, J Turner and J Williams
Observing Councillors:	Cllr A Greenwood
Officers:	Mrs S Miles – Assistant Town Clerk (Minute taker)
Presenter:	Mr C Hill
Members of the Public:	Mr C Jackson, Mr D Wilson, Mr D Connor

2022(D)105	<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 R Coleman-Taylor and J Turner due to ill health and J Williams due to a family commitment.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr A Hollis Unanimous</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllrs R Coleman-Taylor and J Turner due to ill health and J Williams due to a family commitment.</i></p>
2022(D)106	<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 a Member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place.</p>

Signature.....

Date 22 June 2022

	<p>Cllr L Thorpe declared an interest in item 7b and suggested that she will leave the room for that item.</p> <p><i>Proposed by Cllr S Martin and Seconded by Cllr K White Unanimous</i></p> <p><i>RESOLVED:- That Cllr L Thorpe will leave the room whilst item 7b is being discussed.</i></p>
2022(D)107	<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>On his arrival to the meeting, Mr D Connor spoke about item 7h. He said that the trees are mature and attractive and that he is against them being felled as this would be detrimental to that part of Walsden.</p> <p><i>Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED:- That members of the public can make representation on the business of the agenda for the meeting.</i></p>
.2022(D)108	<p><u>Item 4. Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 27 April 2022 (previously circulated).</p> <p>Cllr M Holmstedt attended the meeting substituting for Cllr R Coleman-Taylor but was not recorded as having attended.</p> <p><i>Proposed by Cllr L Levick and Seconded by Cllr L Needham Unanimous</i></p> <p><i>RESOLVED:- That the draft minutes of the Development Committee meeting held on 27 April 2022 be approved as a true record of proceedings, subject to Cllr M Holmstedt being added to the list of those attending.</i></p>
2022(D)109	<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 S Martin and Seconded by Cllr A Hollis Unanimous</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)110	<p><u>Item 6. Neighbourhood Plan – Presentation from Colin Hill, Project Manager</u></p> <p>Mr C Hill explained that the timetable for the neighbourhood plan had been changed to align with the launch of the Calderdale Local Plan. This is to enable the incorporation of updated Calderdale policies, data from the 2021 census and the addition of a list of heritage buildings and green spaces in Todmorden. This will require further public consultation as the original document was written in 2015.</p>

There was discussion about the possibility of some of the heritage buildings being listed. Mr C Hill suggested that a set of criteria could be developed for this purpose.

Cllr M Holmstedt suggested that members of the Development Committee would benefit from training in how to apply the content of the design guide to future planning applications once the neighbourhood plan has been ratified.

The Assistant Town Clerk thanked Mr D Wilson, Mr C Jackson and Cllr P Taylor for their valuable and generous help in identifying heritage buildings in Todmorden.

Proposed by Cllr G Kent and Secoded by Cllr P Taylor Unanimous

RESOLVED:- That the list of heritage buildings/sites be circulated to members.

Proposed by Cllr G Kent and Secoded by Cllr L Levick Unanimous

RESOLVED:- That consideration be given to the inclusion of additional allotments in specific green spaces identified in the neighbourhood plan.

RESOLVED:- That consideration be given to the possibility of some of the heritage buildings identified in the neighbourhood plan becoming listed properties.

2022(D)111

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 Secoded by Cllr K White 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	22/00319/HSE	5 Shaw Wood Avenue Todmorden Calderdale OL14 6DD	Erection of single storey side and rear extension and conversion of loft to habitable use following the demolition of existing side garage.	Not supported This is because the garage is too small to accommodate two cars, lack of local parking and over intensification of the site.
7b	22/00320/FUL	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	Five dwellings with associated parking and landscaping	Not supported Although in principle the building of houses in this location is supported the number of houses and small number of parking spaces in this plan is not supported. Also, there are access

				and visibility issues at this site due to the bend in the road. There are also parking issues generally in this area. Also, any external surfaces should be permeable.
7c	22/00148/FUL	Victoria Works Salford Todmorden Calderdale OL14 7LF	Storage building	Supported
7d	22/20049/TPO	Tree Tops 7 Dale Avenue Todmorden Calderdale OL14 6BA	Remove competing stems (Tree Preservation Order)	Supported
7e	22/00167/LBC	Crab Apple Farm Stoney Royd Lane Todmorden Calderdale OL14 8EP	Incorporation of store/barn to create living space, ancillary to existing dwelling (Listed Building Consent)	Supported
7f	22/00166/HSE	Crab Apple Farm Stoney Royd Lane Todmorden Calderdale OL14 8EP	Incorporation of store/barn to create living space, ancillary to existing dwelling	Supported
7g	22/20065/TPO	Cloughside Hole Bottom Road Todmorden Calderdale OL14 8DB	Fell three trees (Tree Preservation Order)	Insufficient information available on which to comment
7h	22/20035/TPO	Land North of Cloughside House Peel Cottage Road Walsden Todmorden Calderdale	Fell two trees (Tree Preservation Order)	Not supported Concern was expressed that work has already started to remove these mature trees which are an important part of the landscape of this location. As the damage is to retaining wall and not the property is it strongly encouraged

				that another option to felling is considered. Concern was also expressed that work is underway inside the property when no planning permission has been given.
7i	22/00193/LAA	Todmorden Sports Centre Ewood Lane Todmorden Calderdale OL14 7DF	Installation of air source heat pump, new substation and metal housing	Supported It is hoped that the timing of the temporary closure of the sports centre in Todmorden and the North Bridge sports centre in Halifax be phased.
7j	22/80003/DNO	Fenced Compound Portsmouth Mill Station Parade Todmorden Calderdale OL14 8PU	Demolition of mill	Supported
7k	22/00394/FUL	Site Of Sourhall Court Todmorden Calderdale	Conversion of previously approved garage building (not yet built) to form a single detached dwelling (Application No. 20/00757/FUL)	Supported It is noted that there may be a standing stone nearby – a ‘menhir’. If so, it is recommended that this be protected during any building work.

2022(D)112

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

To receive a verbal update

Cllr A Greenwood raised the felling of trees in Cornholme.

Proposed by Cllr S Martin and Secoded by Cllr K White Unanimous

RESOLVED:- That the Assistant Town Clerk write to Tilhill Services to ask how the felling of these trees fits in with their policies about the climate emergency (the reduction in carbon harvesting and impact on the climate emergency).

Item 8b. CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted

To receive written update

Proposed by Cllr S Martin Secoded by Cllr K White Unanimous

RESOLVED: That the list be received.

2022(D)113	<p><u>Item 9. 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 Secoded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED: That the lists be received.</i></p>
2022(D)114	<p><u>Item 10. Roadworks in Todmorden – For Information</u></p> <p>To provide verbal update.</p> <p>Members were concerned about the amount of misinformation around about the roadworks and the impact of these on the Town Centre.</p> <p>Although members appreciated that the goal of the works is to improve the road infrastructure for the town, great concern was expressed that a clear timetable for the works should be visible, that clear communications should be put in place to inform people, that the traffic on the three main roads in Todmorden be monitored closely and that work should be timed to avoid peak periods wherever possible (for example in evenings). It was also suggested that some diversions could be advertised in the approach to Todmorden. Some discussion took place about the pros and cons of phasing the roadworks. It was suggested that information, when it is available, should be added to the TTC website and social media so that local businesses and residents can be informed to counter some of the misinformation being shared.</p> <p>There were worries about the impact on local business (including the market), people travelling to work and medical appointments and children getting to school. It was noted that the Todmorden High School, Shade Primary School and Cornholme Primary School are being impacted. Children travelling on school buses to Cornholme School had been 35 minutes late to school each day because of delays caused by the roadworks.</p> <p>It was noted that the traffic management in place might not be fit for purpose, especially on Rochdale Rd. It was also noted that the limited information available so far suggests that the work on Water St and near the Town Hall will be finished soon. It was noted that the Assistant Head of Strategy and Regeneration had advised that information about the roadworks will be added to the CMBC website.</p> <p><i>Proposed by Cllr S Martin Secoded by Cllr L Thorpe Unanimous</i></p> <p><i>RESOLVED: That the Assistant Town Clerk write to the Assistant Head of Strategy and Regeneration and the Ward Councillors to gain more information about the timetable/plans and to feedback the issues raised.</i></p>
2022(D)115	<p><u>Item 11. Flood Emergency Planning – For Information</u></p> <p>To receive written update</p> <p><i>Proposed by Cllr S Martin Secoded by Cllr L Thorpe Unanimous</i></p>

	<p><i>RESOLVED: That the Development Committee approve the plan and that the Assistant Town Clerk request that this be added to the agenda of the next full Town Council meeting</i></p>
<p>2022(D)116</p>	<p><u>Item 12. Flooding Related Issues – For Information</u></p> <p>To provide verbal update on flooding issues in Todmorden</p> <p>a. Planning Application for Derdale St b. Sandholme Mill</p> <p>The Assistant Town Clerk advised that there had been no news.</p>
<p>2022(D)117</p>	<p><u>Item 13. The Status of Traffic Issues in Cornholme – For Information</u></p> <p>To receive a verbal/written update about actions concerning traffic issues in Cornholme.</p> <p>Cllr K White advised that arrangements will be in place to improve the bus access provision for Cornholme School in time for the September term.</p> <p>There was considerable discussion about the traffic issues in Cornholme. It was noted that the trees at the Manse had been trimmed. Members were at a loss to understand why a zebra crossing cannot be added from the recreation ground as the crossing at Aldi is in a difficult position and yet has still gone ahead. Concern was expressed that police information about road closures because of accidents is not being received by CMBC. It was noted that WYCA have the Horizon database on road closures.</p> <p><i>Proposed by Cllr P Taylor Secoded by Cllr K White Unanimous</i></p> <p><i>RESOLVED: That Cllr K White be thanked for his work on the school bus access issue for Cornholme School.</i></p> <p><i>RESOLVED: That the Assistant Town Clerk set up a public meeting in Cornholme (at Cornholme School) to discuss the traffic issues in Cornholme. This is to include representatives from CMBC and the police.</i></p>
<p>2022(D)118</p>	<p><u>Item 14. Speeding on Stansfield Hall Road– For Information</u></p> <p>To receive verbal update.</p> <p>The Assistant Town Clerk reported that this had been reported to the Upper Valley Coordinator for speed checks to be done.</p> <p><i>Proposed by Cllr S Martin Secoded by Cllr L Thorpe Unanimous</i></p> <p><i>RESOLVED: To receive update</i></p>
<p>2022(D)119</p>	<p><u>Item 15. Centre Vale Park – for Information</u></p> <p>To provide verbal/written update from Cllr P Taylor</p> <p>It was noted that work was going ahead to improve the park and that, in particular, the bowling greens were in very good condition.</p> <p>It was noted that the park is not how it was thirty years ago because the budget is not available.</p> <p><i>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimous</i></p>

	RESOLVED: To receive the update.
2022(D)120	<p><u>Item 16. Tipside – For Information</u></p> <p>To receive verbal update.</p> <p>The Assistant Town Clerk reported that CMBC Planning had advised that they have not received a planning application for a tip at Tipside.</p> <p>Proposed by Cllr S Martin Seconded by Cllr the Revd G Kent Unanimous</p> <p>RESOLVED: That the update be received.</p>
2022(D)121	<p><u>Item 17. Hollins Mill – for Information</u></p> <p>To receive a verbal update</p> <p>Members noted that a small area of the weaving shed at Hollins Mill is subject to planning enforcement and that no action can be taken about the UVPC windows in the two-storey building. Work is still underway to determine whether there is a risk of increased flooding in the car park at Hollins Mill.</p> <p>Proposed by Cllr S Martin Seconded by Cllr P Taylor Unanimous</p> <p>RESOLVED: To receive the update</p>
2022(D)122	<p><u>Item 18. Unsightly area near Station Approach in Portsmouth – For Information</u></p> <p>To receive verbal update</p> <p>The Assistant Town Clerk reported that the Community Safety team were investigating this issue.</p> <p>Proposed by Cllr S Martin Seconded by Cllr Unanimous</p> <p>RESOLVED: To receive the update.</p>
2022(D)123	<p><u>Item 19. Land opposite the Roebuck Pub in Portsmouth/entrance to the Town – For Information</u></p> <p>To receive verbal update.</p> <p>The Assistant Town Clerk reported that she had not received a reply from the CMBC Volunteer Coordinator about this but would chase again.</p> <p>Proposed by Cllr S Martin Seconded by Cllr K White Unanimous</p> <p>RESOLVED: To receive the update.</p>
2022(D)124	<p><u>Item 20. Frostholme Mill – For Information</u></p> <p>To receive verbal update</p> <p>The Assistant Town Clerk reported that Network Rail had responded to the letter sent about the possibility of there being a feasibility study about a new railway station in Cornholme. Their advice had been to request that the letter be sent to the Department of Transport which has NOW been done.</p>

	<p>The Assistant Town Clerk reported that she had contacted around a dozen town/parish councils to enquire what provisions they put in place for semi-rural areas such as Cornholme. She had received a reply from Ripponden Council that they are considering the possibility of shuttle buses and another council had worked with West Yorkshire Combined Authority to improve services.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr K White Unanimous</i></p> <p><i>RESOLVED: To receive the update.</i></p>
2022(D)125	<p><u>Item 21. Update About Senior Meeting with Calderdale MBC</u></p> <p>To receive a verbal update</p> <ol style="list-style-type: none"> a. Clarification of CMBC policies about response times b. Instability of houses on Halifax Rd <p>The Assistant Town Clerk reported that the Assistant Director of Strategy and Regeneration had advised that it is unlikely that the speed limit on the stretch of Halifax Rd from Sanworth St to the Shell garage will be changed to 20mph as the police were concerned about the extension to Sanworth St in the A646 Corridor Improvement plan.</p> <p>Also, she was chasing the secretary of the Director of Strategy and Regeneration to set up a meeting.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED: To receive the update</i></p>
2022(D)126	<p><u>Item 22. 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"> • Clarification of CMBC policies about response times • Instability of houses on Halifax Rd and other issues • Unsightly area near Station Approach in Portsmouth • The status of traffic issues in Cornholme • Land opposite the Roebuck Pub in Portsmouth – entrance to the Town • Frostholve Mill • Invite Yorkshire Water to present March 2023 • Speeding on Stansfield Hall Rd • The West Yorkshire Mayor’s plan for travelling in West Yorkshire
2022(D)127	<p><u>Item 23. Date of the Next Committee Meeting – For Information</u></p> <p>To note the date of the next committee meeting scheduled for Wednesday 22 June 2022 at 7.30pm.</p> <p>The meeting ended at 9.20pm.</p>