

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 26 May 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, the Revd G Kent and L Thorpe
Absent Councillors:	Cllrs K White, J Williams, A Hollis, M Carrigan (substituting for J Williams) and L Needham
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)068	<p><u>Item 1. Apologies for Absence</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, J Williams, A Hollis and M Carrigan due to illness and Cllr L Needham because of shielding (Covid-19)</p> <p><i>Proposed by Cllr C Potter Seconded by Cllr L Levick Unanimous</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllrs K White, J Williams, A Hollis and M Carrigan due to ill health and L Needham because of shielding (Covid-19).</i></p>
2021(D)069	<p><u>Item 2. Declarations of Interest</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> <p>None declared</p>
2021(D)070	<p><u>Item 3. Public Participation</u></p>

Signed Chair:

Dated: 23.06.2021.....

	<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)071	<p><u>Item 4. Minutes</u></p> <p>To approve the draft minutes of the Development Committee meeting held 28 April 2021, (previously circulated)</p> <p><i>Proposed by Cllr P Taylor and Seconded by Cllr the Revd G Kent Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That the draft minutes of the Development committee meeting held on the 28 April 2021 be approved as a true record of proceedings and signed by the Chair.</i></p>										
2021(D)072	<p><u>Item 5. Exclusion of Press and Public – Public Bodies (Admission to Meetings Act 1960)</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)073	<p><u>Item 6. Comments on Planning Applications</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 C Potter and Seconded by Cllr S Martin Unanimous</i></p> <p><i>RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council En Bloc</i></p> <table border="1" data-bbox="331 1451 1520 2054"> <thead> <tr> <th data-bbox="331 1451 424 1518">Item no</th> <th data-bbox="424 1451 694 1518">Application Number</th> <th data-bbox="694 1451 898 1518">Address</th> <th data-bbox="898 1451 1204 1518">Purpose</th> <th data-bbox="1204 1451 1520 1518">Consultation Feedback</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 1518 424 2054">6a</td> <td data-bbox="424 1518 694 2054">21/00462/FUL</td> <td data-bbox="694 1518 898 2054">Cross Farm New Road Mankinholes Todmorden Calderdale OL14 6HP</td> <td data-bbox="898 1518 1204 2054">Partial demolition and replacement of an existing agricultural building with a new dwelling.</td> <td data-bbox="1204 1518 1520 2054"> <p>The following concerns were raised;</p> <p>1. A check should be made that the building is not being used for/required for agricultural purposes.</p> <p>2. Highways should be approached for this view on the road/access and egress as a 5-bedroom house</p> </td> </tr> </tbody> </table>	Item no	Application Number	Address	Purpose	Consultation Feedback	6a	21/00462/FUL	Cross Farm New Road Mankinholes Todmorden Calderdale OL14 6HP	Partial demolition and replacement of an existing agricultural building with a new dwelling.	<p>The following concerns were raised;</p> <p>1. A check should be made that the building is not being used for/required for agricultural purposes.</p> <p>2. Highways should be approached for this view on the road/access and egress as a 5-bedroom house</p>
Item no	Application Number	Address	Purpose	Consultation Feedback							
6a	21/00462/FUL	Cross Farm New Road Mankinholes Todmorden Calderdale OL14 6HP	Partial demolition and replacement of an existing agricultural building with a new dwelling.	<p>The following concerns were raised;</p> <p>1. A check should be made that the building is not being used for/required for agricultural purposes.</p> <p>2. Highways should be approached for this view on the road/access and egress as a 5-bedroom house</p>							

				<p>potentially will generate a great deal of traffic.</p> <p>3. No additional parking is provided – will this be adequate for the proposed new house. Parking is already an issue in the Gaddings Dam area as it opens increasingly to tourists.</p> <p>4. Should there be a separation/fence provided between the existing and proposed house?</p> <p>Also, it was noted that this property is used as a camping site – is it registered as such?</p>
6b	21/00273/LBC	Todmorden Hall North Hall Street Todmorden Calderdale OL14 7AD	Installation of electric car charging box (Listed Building Consent)	<p>The principle and the siting of the charging box was fully supported.</p> <p>However, concern was expressed about how the power supply was going to be provided to the box. There is reference to it being routed through the window/wall at the front of the house which is part of the original grade 2* listed building. The routing would need to avoid damaging or altering the aesthetics of the front of the house.</p>
6c	21/00502/LBC	The Shippon North Ramsden Ramsden Lane Todmorden Calderdale	Single storey extension to West elevation (Listed Building Consent)	<p>Concern was expressed about the frequency of planning application for this property. If approval is given for the extension, concern</p>

Signed Chair:

Dated: 23.06.2021.....

		OL14 7RS		was expressed that the materials and changes (such as bi-fold doors) to be used are matching/sympathetic to this grade 2 listed property.
6d	21/00501/HSE	The Shippon North Ramsden Ramsden Lane Todmorden Calderdale OL14 7RS	Single storey extension to West elevation	As above
6e	20/01495/FUL	Land At Coordinates 391152 423459 Gorpley Road Todmorden Calderdale	Six stables and tack room	Concern was expressed about: 1. There is no information about what 6 stables will be used for. 2. Potentially the proposal could lead to an increase in traffic (including horse boxes). It is suggested that Highways could usefully be asked for their opinion on the road and access/egress. 3. There is no information about any potential flooding issues to include that from any mining in the area. 4. It is suggested that permeable surfaces be considered for road/path surfaces. 5. Potential land instability.
6f	21/00304/HSE	Old Fold Farm Crossley New Road Todmorden	Detached double garage and workshop/wood store.	Concern was expressed about: 1. As the property is 17 th century any

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		Calderdale OL14 8RP		<p>development in its curtilage should be sympathetic and the materials match. It is suggested that the roof be made from blue stone slate, not artificial slate. Also, such properties are in an area of high landscape value and the overall it is important that the aesthetics are retained.</p> <p>2.It is recommended that permeable surfaces are used.</p> <p>3.It is suggested that Highways be invited to comment about the narrow road and access/egress.</p>
6g	21/56011/CLA18A	Footbridge To South Of Walsden Station Clough Road Walsden Todmorden Calderdale	<p>Proposed works to reconstruct the Footbridge to south of Walsden Station, Rochdale Road, Walsden:</p> <p>Request for Prior Approval under Part 18 of the General Permitted Development Order</p>	<p>It is recognised that the bridge has reached the end of its life and needs to be replaced.</p> <p>However, the size and style of the proposed new bridge seems out of keeping with the need for able bodied people to walk across and the style of the locality which is mainly Victorian properties. The design looks suitable for an inner-city area but for not a small place like Walsden. Walsden station is small scale and the current bridge is seen to be more in proportion to it. Something similar of smaller size would be more in keeping with the location. The proposed 'heavy'</p>

				<p>design could be an eyesore.</p> <p>Concerns were expressed that the heavy/solid side design would potentially cause safety issues as a more trellis like design would allow people to see who else is there and will increase the levels of natural light. There is concern that if visibility along the bridge is not well lit by natural light it could encourage children to play there.</p> <p>The colour of the bridge and its features were seen to be important and it would be great if it could suit the local area to be more aesthetically pleasing. Possibly a lighter colour than black would be more attractive to the eye.</p>
2021(D)074	<p><u>Item 7. Outstanding Issues Register – For Information</u> To receive the Outstanding Issues Register</p> <p>Thanks were expressed to the Assistant Town Clerk for her work with the register.</p> <p><i>Proposed by Cllr C Potter and Secoded by Cllr M Doyle Unanimous</i></p> <p><i>RESOLVED:- To receive the register</i></p> <p>There was some discussion about the benefits for Todmorden Town Council to hold an exhibition in the Todmorden Information Centre.</p> <p><i>Proposed by Cllr P Taylor and Secoded by Cllr C Potter Unanimous</i></p> <p><i>RESOLVED:- That those TTC Councillors who are trustees for Todmorden Information Centre will explore the possibility of staging a TTC exhibition at the Todmorden Information Centre. Members will also organise the exhibition.</i></p>			

2021(D)075	<p><u>Item 8. Correspondence Received – For Information</u> To receive any correspondence</p> <p>None received</p>
2021(D)076	<p><u>Item 9. 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>b. Sandholme Mill</p> <p>The chair reported that no update had been received</p>
2021(D)077	<p><u>Item 10. Moorlands Policy</u> To provide verbal update – by Chair of the Climate Emergency Committee</p> <p>Cllr the Revd G Kent explained that the Moorlands Policy is a living document and that amendments would be added on an ongoing basis. An example of this was the need to consult with the Fire Authorities to include a paragraph about the potential for fire on the moors from smoking and barbeques.</p> <p>The issue of alternative methods of power generation was raised. This could well impact the moors.</p> <p><i>Proposed by Cllr T Greenwood and Seconded by Cllr S Martin Unanimous except for Cllr the Revd G Kent who abstained</i></p> <p><i>RESOLVED:- That the Climate Emergency Committee should consider sending the latest draft of the Moorlands Policy to the Steward of the Manor of Rochdale for information.</i></p> <p>Cllr the Revd G Kent explained that the Climate Emergency Committee Action Plan includes consultation with local landowners and that the appropriate approach for this is going to be discussed with other parish councils including Hebden Royd and Calderdale MBC.</p>
2021(D)078	<p><u>Item 11. Any Items for Discussion for a Future Agenda</u> To notify the Clerk of any matters for inclusion on the agenda of the next meeting</p> <ul style="list-style-type: none"> • Cross Stone Rd – Dangerous to Pedestrians
2021(D)079	<p><u>Item 13. Date of the Next Committee Meeting</u> To note the date of the next committee meeting scheduled for Wednesday 23rd June 2021 at 7.30pm.</p> <p>The meeting ended at 8.50PM</p>