

## TODMORDEN TOWN COUNCIL

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### MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held remotely on Wednesday 28 October 2020 at 7:30 pm

<b>Councillors Present:</b>	Cllrs C Potter (Chair), R Coleman-Taylor (Mayor), S Martin, A Hollis, P Taylor, J Williams, M Doyle, L Needham, A Greenwood and M Taylor (substituting for Cllr L Levick)
<b>Absent Councillors:</b>	Cllrs L Levick, K White and the Revd G Kent, T Roberts
<b>Observing Councillors:</b>	Cllr M Carrigan
<b>Officers:</b>	Susan Miles – Assistant Town Clerk (Minute taker) and Colin Hill – Town Clerk
<b>Members of the Public:</b>	None
<b>Presenters:</b>	None

2020(D)094	<p><b><u>Item 1 - Apologies for Absence</u></b></p> <p>To receive and approve apologies for absence and reasons given to the Town Clerk prior to the meeting</p> <p>Apologies received from Cllr K White on medical grounds, Cllr L Levick (had another engagement) and Cllr The Revd G Kent was on holiday, T Roberts on medical grounds.</p> <p><b><i>Proposed by Cllr P Taylor and Seconded by Cllr T Greenwood Unanimous</i></b></p> <p><b><i>RESOLVED:- That apologies be accepted from Cllr K White on medical grounds, Cllr L Levick as attending another engagement and Cllr The Revd G Kent on holiday, Cllr T Roberts on medical grounds</i></b></p>
2020(D)095	<p><b><u>Item 2 - Declarations of Interest</u></b></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><i>Cllr A Hollis declared an interest in item 7c</i></p>

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2020(D)096	<p><b><u>Item 3 - Public Participation</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>Note: No resolutions can be under public participation.</p> <p>No public present</p>
2020(D)097	<p><b><u>Item 4 - Minutes</u></b></p> <p>To approve the draft minutes of the Development Committee meeting held 30th September 2020 (previously circulated)</p> <p><b><i>Proposed by Cllr J Williams and Seconded by Cllr L Needham Unanimous</i></b></p> <p><b><i>RESOLVED:-</i></b> <i>That the draft minutes of the Development committee meeting held on the 30<sup>th</sup> September be approved as a true record of proceedings and signed by the Chair.</i></p>
2020(D)098	<p><b><u>Item 5 - Exclusion of Press and Public – Public Bodies (Admission to Meetings Act 1960)</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>No member of the press or public present</p>
2020(D)099	<p><b><u>Item 6 – Update on Local Plan and Neighbourhood Plan</u></b></p> <p>To receive a verbal update</p> <p>The Town Clerk said that he had met with Mr J Wilde of Integreat to discuss the Neighbourhood Plan. The Town Clerk advised that the NP sub-committee need to have 8-10 meetings (every third week over the next months) to progress the work on historic buildings and the Neighbourhood Plan. Each historic site would need to be located on a map, photographed and a pen picture written. Mr J Wilde had agreed to map out the green spaces. It would take 3-6 months to get all of this work done. The Town Clerk said that it can take 4-5 years to establish a Neighbourhood Plan as it is a large piece of work.</p> <p>The Town Clerk said that the Local Plan is at the 'hearings stage'. Cllr A Hollins said that two Todmorden sites had been removed from the latest version of the Local Plan: Bradnor House and Adam Royd Mill.</p> <p><b><i>Proposed by Cllr C Potter and Seconded by Cllr L Needham Unanimous</i></b></p> <p><b><i>RESOLVED:-</i></b> <i>The update was received and the proposal for further meetings of the NP sub-committee agreed.</i></p>

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2020(D)100

**Item 7. Comments on Planning Applications**

To submit comments on the planning applications received from Calderdale Council Comments as detailed below were Agreed by Members En Bloc

***Proposed by Cllr M Taylor and Seconded by Cllr J Williams Unanimous***

***RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council En Bloc***

<b>Item no</b>	<b>Application Number</b>	<b>Address</b>	<b>Purpose</b>	<b>Consultation Feedback</b>
<b>7a</b>	20/00977/LBC	Dean Royd Farm Deanroyd Road Walsden Todmorden West Yorkshire OL14 6TT	Demolition and rebuilding of an existing wall to the South Elevation (Listed Building Consent)	Supported
<b>7b</b>	20/20187/TPO	9 Stoodley Grange Todmorden Calderdale OL14 6JR	Prune trees (Tree Preservation Order)	Supported
<b>7c</b>	20/20196/TPO	Holly House Hole Bottom Road Todmorden Calderdale OL14 8DD	Prune trees (Tree Preservation Order)	Supported
<b>7d</b>	20/01152/LB	Hipperholme Farm Eastwood Lane Todmorden Calderdale	Replacement of front door painted with Johnsons "Granite" (Listed Building Consent)	Supported
<b>7e</b>	20/01050/HSE	Cally Hall Farm Whirlaw Common Scrapers Lane Todmorden West Yorkshire OL14 8DF	Replacement of existing store	Supported although concern expressed about a roller door being near a listed building
<b>7f</b>	20/50003/FCC	Kilnhurst Wood South Of Kilnhurst Farm Kilnhurst Lane Todmorden Calderdale	Felling Licence Application	Supported

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	<b>7g</b>	20/20217/TPO	1 Fern Valley Chase Todmorden West Yorkshire OL14 7HB	Prune one tree (Tree Preservation Order)	Supported
	<b>7h</b>	20/01154/HSE	2 Ashenhurst Close Todmorden Calderdale OL14 8DU	Porch to front elevation, single storey side extension, dwelling to be rendered, replacement shed, formation of new access and gate with hard standing to side boundary.	Support providing hard surfaces such as roads and paths are permeable.
	<b>7i</b>	20/01051/VAR	Former Glenroyd Burnley Road Todmorden Calderdale	Variation of Condition Number 1 on application number 18/01390/FUL - to substitute revised plans and elevations for approved plans and elevations for both apartment blocks	Support permission already granted for 2 blocks of 6 flats. Do not support Increasing the number of flats to 8 in each block on the following grounds:  1. Parking constraints 2. Over-intensification of building on development 3. The concerns of the Conservation Officer

2020(D)102	<p><b><u>Item 8/8a. Outstanding Issues Register</u></b></p> <p>To receive Outstanding Issues Register and Completed Issues Register</p> <p><b><i>Proposed by Cllr C Potter and Seconded by Cllr T Greenwood Unanimous</i></b></p> <p><b><i>RESOLVED:- To note that the Outstanding Issues Register is a work in progress.</i></b></p>
2020(D)103	<p><b><u>Item 9. Correspondence received</u></b></p> <p>To receive correspondence None received</p>
2020(D)104	<p><b><u>Item 10. Flooding Related Issues</u></b></p>

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	<p>To receive a verbal update on flooding issues in Todmorden</p> <p>The Town Clerk reported that the Environment Agency is going to be doing some work to the wall at the side of the Market Hall in the next two weeks. This is to ensure its resilience in the case of heavy rain/flooding.</p> <p>Cllr C Potter expressed concern about the flood wall and reminded everyone of the Flood Line number (0345 98811888).</p>
2020(D)105	<p><b><u>Item 11 – Walsden Neighbourhood Watch – Walsden Library Land Update</u></b></p> <p>To receive a verbal update</p> <p>The Town Clerk explained that he had had a mandate to work with the group to help them produce a business plan (this has previously been circulated to members). He reminded everyone that the demolition notice for the site was covered at the last meeting. Although he had requested that the concrete base and railings be left unfortunately this work had been included in the tender and these would be removed.</p> <p>The Town Clerk said that it would be appropriate for the Town Council to make a policy decision about the role of TTC in the future of this site. The options included letting the group progress the proposals on their own, supporting the group with their proposals or taking the lead and proposing that TTC takes responsibility for the site. He explained that if TTC takes the lead it would probably have more credibility as the accountable body. This could be taken on for a period of five years and then reviewed. He also said that it was a possibility that there was already a proposed buyer for the site.</p> <p><b><i>Proposed by Cllr T Greenwood and Seconded by Cllr J Williams Unanimous</i></b></p> <p><b><i>RESOLVED:- That the matter be referred to the next Town Council meeting for a policy decision about support or not for the group</i></b></p>
2020(D)106	<p><b><u>Item 12 – Possible Calderdale Cuts to Waste Collection</u></b></p> <p>To receive a verbal update</p> <p>Concern was expressed that Calderdale may need to reduce the collections of recycling and waste to two and three-weekly respectively and that this was going to be discussed at the Cabinet meeting on 11 November. It was recognised that Calderdale MBC need to make budget savings somewhere but that this proposal would have unexpected consequences. Particular concern was expressed about the impact of the possible cessation of the Land Rover collection service to Lee Bottom Rd and that this would have a severe impact on the elderly living there. It was mentioned that the elderly/people living with disability could register with Calderdale for assisted collections so that they did not need to drag their refuse to a collection point.</p> <p>It was commented that unusual waste collection schedules could cause confusion so that residents do not remember to put their waste out. It was mentioned that Calderdale offer an email reminder service that residents can register for on their website. This link will also be included on the TTC website.</p> <p>Concern was expressed that reduced waste collection services would result in increased fly tipping.</p>

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	<p>It was suggested by some that TTC should wait until the decision of the Calderdale Cabinet before writing.</p> <p><b>Proposed by Cllr M Taylor and Seconded by Cllr P Taylor For- 6 Against-3 (Cllrs A Hollis, T Greenwood and S Martin)</b></p> <p><b>RESOLVED:-</b> <i>That letters should be written to Calderdale MBC, Craig Whittaker and the Calderdale Ward Councillors to ask for such reductions in service to be reconsidered.</i></p>
2020(D)107	<p><b><u>Item 13 – Closure of Bridge St, Calder St and Water St to traffic</u></b></p> <p>To receive a verbal update about street closures</p> <p>Concern was expressed by some members that the closure of Bridge St/Calder St was unnecessary as a Covid-19 response measure as residents already walk in the road. They said that the closure is reducing the number of customers in the shops and is causing large vehicles to have to back up from Myrtle St and this, together with other traffic, was potentially dangerous. Concern was expressed that road closure might be/become part of the A646 works. It was explained that the closure was part of the Calderdale-wide Covid 19 response and that the work on the A646 had been paused because of Covid.</p> <p><b>Proposed by Cllr C Potter and Seconded by Cllr P Taylor Unanimous</b></p> <p><b>RESOLVED:-</b> <i>That a letter be sent to Stephen Lee to ask that consideration be given to removing the road closures</i></p>
2020(D)108	<p><b><u>Item 14 – Pavement Parking Consultation</u></b></p> <p>To consider (before referring to the Town Council) whether TTC wishes to respond to the DFT consultation on ending anti-social parking on footways which will help the disabled families and support social distancing.</p> <p>There was a wide-ranging discussion about the options. Many thought that pedestrians and cyclists should be given preference to cars. It was noted that Todmorden has many narrow streets with pavements and that Option 3 could lead to the criminalisation of parking in some streets. It was thought by many that it would be helpful for councils to have some discretion about parking in their area.</p> <p><b>Proposed by Cllr C Potter and Seconded by Cllr A Hollis Unanimous</b></p> <p><b>RESOLVED:-</b> <i>To recommend to the Town Council that TTC should support options 1 and 2 which would allow councils some discretion about parking on pavements where this is considered to be appropriate. Also, to support the Town Council's decision to support the proposed changes to the Highway Code.</i></p>
2020(D)109	<p><b><u>Item 15 – Wheelspark – Approval of the Lease Terms and Management Agreement</u></b></p> <p>To receive a verbal update about the lease and Management Agreement</p> <p>Documents had been circulated prior to the meeting.</p>

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	<p>The Town Clerk explained that following negotiation with Calderdale MBC he had been able to secure more favourable conditions on the lease. Grateful thanks were given to the Town Clerk for his excellent work on this project.</p> <p><b><i>Proposed by Cllr T Greenwood and Seconded by Cllr J Williams Unanimous</i></b></p> <p><b><i>RESOLVED:- That the Development Committee agree the lease terms as proposed and authorise the Town Clerk to confirm to CMBC the acceptance of these Lease Terms.</i></b></p>
2020(D)110	<p><b><u>Item 16 Any items for Discussion at a Future Agenda</u></b></p> <p><i>Development Committee – 25 November 2020</i></p> <ul style="list-style-type: none"><li>• <i>Moorland Policy</i></li><li>• <i>Invitation to CMBC Planning to attend and provide an update regarding new planning legislation encouraging a relaxation of previous criteria to encourage more housebuilding/increases in existing sized accommodation</i></li><li>• <i>Flooding (to be a standing item)</i></li><li>• <i>Neighbourhood Plan (to be a standing item)</i></li></ul>
2020(D)111	<p><b><u>Item 17 - Date of the Next Committee Meeting</u></b></p> <p>To note the date of the next remote committee meeting scheduled for Wednesday 25th November 2020 at 7.30pm.</p> <p><i>There being no further business, the Chair closed the meeting at 9.05pm.</i></p>