

## TODMORDEN TOWN COUNCIL

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### MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held remotely on Wednesday 2<sup>nd</sup> September 2020 at 7:30 pm

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<b>Councillors Present:</b>	Clr C Potter (Chair), T Roberts (Vice Chair), R Coleman-Taylor (Mayor), S Martin, A Hollis, L Levick, P Taylor, K White, J Williams and M Doyle.
<b>Absent Councillors:</b>	Clr A Greenwood, The Revd G Kent and L Needham
<b>Observing Councillors:</b>	None
<b>Officers:</b>	Colin Hill – Town Clerk, Susan Miles – Assistant Town Clerk (Minute taker)
<b>Members of the Public:</b>	No members of the public attended:

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2020(D)070	<p><b><u>Item 1. Apologies for Absence</u></b></p> <p>To receive and approve apologies for absence and reasons given to the Clerk prior to the meeting</p> <p>No apologies received.</p>
2020(D)071	<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>None received</p>
2020(D)072	<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 members of the public were present.</p>

Signed Chair: .....

Dated: 30.09.2020.....

2020(D)073	<p><b><u>Item 4. Minutes</u></b></p> <p>To approve the draft minutes of the Development Committee meeting held 26 February 2020 (previously circulated)</p> <p><i>Proposed by Cllr A Hollis and Seconded by Cllr R Coleman-Taylor Unanimous</i></p> <p><b>RESOLVED:-</b> <i>That the draft minutes of the Development committee meeting held on the 26<sup>h</sup> February be approved as a true record of proceedings and signed by the Chair.</i></p>
2020(D)074	<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 members of the press or public present.</p>
2020(D)075	<p><b><u>Item 6. Update Report</u></b></p> <p>To receive a written report on the status of issues from 26 February 2020 including activity in the Emergency Committee and Informal Committee meetings in the intervening period. Also, to discuss the proposed schedule of work included in the report.</p> <p>There was a considerable amount of discussion about the flooding issues of the three sites off Halifax Rd. In particular, that planning permission had been given for these sites before the current heightened state of concern since the recent major flooding incidents. It was agreed that the Committee would like to meet with senior Calderdale planning officers.</p> <p>There was also discussion about Denis’ Field. Although the site has been recognised as an ‘Asset of Community Value’ by Calderdale and that this designation goes to 18 June 2025. Although some information has been provided by Calderdale to clarify what benefits this confers it was agreed that this was still unclear as the Local Plan Stage 2 consultation documentation still refers to the site as being identified for building.</p> <p><b>ACTION:</b> Assistant Town Clerk to seek further clarification about the designation means and whether Denis’ Field will be removed from the Local Plan.</p> <p>It was noted that the hearing regarding Todmorden in the Stage 2 Consultation for the Local Plan is on 17<sup>th</sup> November 2020 at 2pm. The Clerk said that considerable work needs to be done on the Local Plan and the Neighbourhood Plan but that the response to the Local Plan will be on the agenda for the Development Committee on 28 October 2020.</p> <p>It was noted that the review of the Moorlands Policy had been delayed. It was agreed that this should be on the agenda for the next meeting of the Climate Emergency Committee (23 September 2020).</p> <p>The issues at Gaddings Dam were discussed and it was agreed that a report should be brought to the next meeting of the Development Committee (30 September 2020).</p> <p>The revival of the skip initiative was discussed.</p> <p>The issue of the local bus service was discussed. It was noted that Cllr K White has been active in working with WYCA and First to ensure the service would meet the needs of</p>

young people attending Todmorden High School from the start of term until October 2020. Also, Lancashire County Council has agreed to provide an emergency temporary no.8 service for young people travelling from Rawtenstall and Bacup to Todmorden High School. This is to allow time for a more permanent solution to be found. The Clerk said that the situation with bus services was complex as it involves multiple authorities and is potentially affected by social distancing requirements for some service. He mentioned that monitoring was in place to ensure that the service capacity will be adequate for the numbers travelling.

The issue of bike rack provision was discussed and the Assistant Town Clerk said that Calderdale had offered to install additional cycle racks in five sites. She is in Liaison with Calderdale about this.

The Clerk said that he had had preliminary discussions with the Walsden Neighbourhood Watch Group and had agreed to be a 'critical friend' concerning their ambitions for the Walsden Library site.

The Clerk said that, in agreement with Group Leaders, bids had been put in to access the Accelerator Fund for the Wheels Park and the festive lights. Considerable work had been done in a very short time to prepare and issue the festive lights tender documents. 5 tenders had been received and these would be discussed at the Resources Committee on 9 September. Initial meetings, including consultation, had taken place to discuss the Wheels Park and Groundwork were currently producing the tender document to be issued by 4 October and tenders received by 4 November 2020. Early good news was that planning permission would not be required and that plans with an increase in size of up to 10% would be acceptable.

The Clerk said that these projects were generating a large amount of work plus the existing development issues and that staff capacity would be an issue. It was likely that work would need to be prioritised.

Members expressed their thanks and appreciation to the Clerk and Assistant Clerk for the very high volume of work they have done in the last five months as outlined in the update report.

*Proposed by Cllr C Potter and Seconded by Cllr A Hollis Unanimous*

**RESOLVED:-**

*That the update report be received.*

2020(D)076

**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 C Potter and Seconded by Cllr R Coleman-Taylor 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	20/00661/HSE	35 New Delight Todmorden West Yorkshire OL14 8NT	Two storey extension to rear, new parking area and balcony to side	Supported subject to the use of permeable road/path surfaces.
7b	20/00777/LBC	Cally Hall Farm Whirlaw Common Scrapers Lane Todmorden Calderdale OL14 8DF	Replacement of an existing store within the curtilage of a grade II listed dwelling house (Listed Building Consent)	Supported
7c	20/00851/LBC	Walsden Auto Centre Rochdale Road Todmorden Calderdale	Formation of external door and internal partitioning to create staff facilities (Listed Building Consent)	Supported
7d	20/00701/LBC	5 - 6 Higher Eastwood Eastwood Lane Todmorden Calderdale OL14 8RU	Replacement doors and windows (Listed Building Consent)	Supported
7e	20/00898/HSE	4 Pex Royd Stones Road Todmorden Calderdale OL14 7JN	Single storey to the rear of the building, at upper ground floor level, to create a new garden room.	Supported
7f	20/00646/FUL	Former Garage Site, Ridge Road Todmorden Calderdale	Residential development of six flats (Amended Plans)	NOT SUPPORTED because of potential land instability, surface water run-off causing flooding, narrow (single track ) road, lack of parking.

				<p>Although conditions have been applied to the application it is believed that these are not robust enough to address the core issues above.</p> <p>The planning permission was originally granted in 2012 before the current heightened awareness of flooding in Todmorden which has been exacerbated by climate change.</p> <p>Todmorden has a history of land instability on hillsides. For example, in the 1980's near Bottom Hole Rd, an attempt was made to build a school and the attempt to build the foundations caused a landslip. When another planning application for the building of 80 houses was received in 1991 for the same site, the local community funded a thorough geotechnical survey which confirmed that the site was totally unsuitable for building.</p> <p>The site is potentially unstable and it is suggested that a more detailed geotechnical report is sought before proceeding.</p>
<b>7g</b>	20/00835/HSE	1 Shore New Road Todmorden Calderdale OL14 8NW	Dormer window to front elevation	Supported providing the plans meet Calderdale's rules on dormers.
<b>7h</b>	20/00910/HSE	Shore Green House Shaw Lane Todmorden West Yorkshire OL14 8SH	Single storey extension to rear	Supported subject to the use of permeable road/path surfaces.

2020(D)077	<p><b><u>Item 8. Outstanding Issues Register</u></b></p> <p>To receive Outstanding Issues Register</p> <p>The large number of issues was noted. The Clerk said that we would continue to chase action on all the issues until nothing more can be done at this point. At that stage, the issue would be marked as completed although it would be reopened again if necessary.</p> <p><i>Proposed by Cllr C Potter and Seconded by Cllr A Hollis Unanimous</i></p> <p><b>RESOLVED:-</b> <i>That the Outstanding Issues Register be received.</i></p>
2020(D)078	<p><b><u>Item 9. Presentations to the Development Committee Cancelled During Covid-19 Lockdown</u></b></p> <p>To discuss requirement to reschedule presentations in future meetings and priority</p> <ul style="list-style-type: none"><li>a. 18 March – Slow the Flow – Warren Goodall</li><li>b. 8 April – Meet the Calderdale Volunteer Coordinator – Amy Powell-Bevin</li><li>c. 29 April – Civic Pride – Simon Brierley</li></ul> <p>It was agreed that Warren Goodall should be invited to the Climate Emergency Committee meeting on 23 September and that members of the Development Committee would be invited.</p> <p>It was agreed that the Civic Pride presentation and that of the Volunteer Coordinator be scheduled for later meetings,</p> <p>ACTION: The Assistant Clerk to invite Warren Goodall to the 23 September 2020 Climate Emergency Committee.</p>
2020(D)079	<p><b><u>Item 10. Any Items for Discussion for a Future Agenda</u></b></p> <p>To notify the Clerk of any matters for inclusion on the agenda of the next meeting.</p> <p><u>Development Committee – 30 September 2020</u></p> <ul style="list-style-type: none"><li>• Bus Service Update</li><li>• Flooding (to be standard agenda item)</li></ul> <p><u>Climate Emergency Committee – 23 September 2020</u></p> <ul style="list-style-type: none"><li>• Slow the Flow Presentation by Warren Goodall (if available)</li></ul> <p><u>Development Committee – 28 October 2020</u></p> <ul style="list-style-type: none"><li>• Local Plan Update</li><li>• Neighbourhood Plan Update</li></ul> <p><u>Development Committee – 25 November 2020</u></p> <ul style="list-style-type: none"><li>• Moorland Policy</li><li>• Walsden Neighbourhood Watch – Walsden Library Land Update</li></ul>

2020(D)080	<p><b><u>Item 11. Date of the Next Committee Meeting</u></b></p> <p>To note the date of the next remote committee meeting scheduled for Wednesday 30 September 2020 at 7.30pm.</p> <p><i>There being no further business, the Chair closed the meeting at 9.05pm.</i></p>
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