

# TODMORDEN TOWN COUNCIL

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## MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held remotely on Wednesday 3 March 2021 at 7:30 pm

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<b>Councillors Present:</b>	Cllrs C Potter (Chair), A Hollis, L Levick, P Taylor, The Revd G Kent, L Needham, M Carrigan (substituting for J Williams)
<b>Absent Councillors:</b>	Cllrs K White, S Martin, R Coleman-Taylor (Mayor), J Williams, T Greenwood, M Doyle and P Ripley (substituting for S Martin)
<b>Observing Councillors:</b>	
<b>Officers:</b>	Mrs S Miles – Assistant Town Clerk (Minute taker)
<b>Presenter:</b>	Ms S J Robbins and Ms P Marshall – Todmorden Flood Group
<b>Members of the Public:</b>	Ms N Stocks and Mr B Menear

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2021(D)024	<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>Apologies received from Cllrs K White, S Martin, R Coleman-Taylor (Mayor), J Williams, T Greenwood and M Doyle.</p> <p><i>Proposed by Cllr P Taylor Seconded by Cllr The Revd G Kent Unanimous</i></p> <p><b>RESOLVED:</b> That the apologies be accepted from Cllrs K White, S Martin, R Coleman-Taylor (Mayor), J Williams, T Greenwood due to ill health and Cllr M Doyle because of a family emergency</p>
2021(D)025	<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>

Signed Chair: .....

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	<p>No pecuniary interests declared although Cllr L Levick reported that she knew the planning applicant for item 7j. The chair advised that this does not preclude Cllr L Levick from participating and voting on this item as there is no pecuniary interest involved.</p>
2021(D)026	<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><b><i>Proposed by Cllr P Taylor and Seconded by Cllr A Hollis Unanimous</i></b></p> <p><b><i>RESOLVED:-</i></b>  <b><i>That the agenda items for the meeting do not require the exclusion of the press and public and that they be allowed to remain for the duration of the meeting</i></b></p> <p>Ms N Stocks raised item 10c. She confirmed her concerns about the Towns New Deal bid for development on the flood plains at Rose St and Lever St. She said that the recent excavation on Burnley road for electrical works had resulted in some cellars in homes there being flooded with sewage. Ms P Marshall confirmed this. She also said that the Lever St car park had flooded in the past and if car parks are built on the flood water will be displaced elsewhere. She also said that the convergence of flood water from the three valleys causes Halifax Rd to flood. Ms N Stocks said that the dip in the road is problematic and flood water accumulates there. Ms S J Robbins said that even when it rains, her cellar floods with sewage, it is not only a problem when there is flooding.</p> <p>Ms N Stocks said that she did not want the problems experienced by householders in other areas to have the same problems currently experienced by those living on Halifax Rd, Commercial St and Millbank.</p> <p>The chair said that Todmorden Town Council had not been informed of the recent problems on Burnley Rd. She asked Ms P Marshall and others to pass this information to the Assistant Town Clerk.</p>
2021(D)027	<p><b><u>Item 4. Minutes</u></b></p> <p>To approve the draft minutes of the Development Committee meeting held 3 February 2021, (previously circulated)</p> <p><b><i>Proposed by Cllr L Levick and Seconded by Cllr the Revd G Kent Unanimous</i></b></p> <p><b><i>RESOLVED:-</i></b>  <b><i>That the draft minutes of the Development committee meeting held on the 3 February 2021 be approved as a true record of proceedings and signed by the Chair.</i></b></p>
2021(D)028	<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><b><i>Proposed by Cllr C Potter and Seconded by Cllr A Hollis Unanimous</i></b></p>

**RESOLVED:-**

***That the agenda items for the meeting do not require the exclusion of the press and public and that they be allowed to remain for the duration of the meeting.***

2021(D)029

**Item 6. Presentation by Sarah-Jayne Robbins of Todmorden Flood Group**

Ms S J Robbins said that the group had started in September 2012 following floods. The group is open to all for the benefit of the community. She explained that the objectives of Todmorden Flood Group (TFG) are to help the people of Todmorden have been or are likely to be victims of flood by raising awareness of the flood risks, flood prevention methods and resilience measures, and by providing advice, support and relevant materials in times of flood, by campaigning and collaborating with other relevant organisations to promote a better understanding of the needs of the Todmorden area.

The TFG:

- Provides information on the states of rivers, culverts etc. both before and after a flood event
- Collaborates with services to draw up local flood plans
- Establishes sites for flood stores and stock them accordingly
- Represents community issues at meetings and discussions about wider issues affecting the Upper Calder Valley
- Reports back to TFG and residents of Todmorden on the impact of flooding
- Holds an AGM and a 'dry run' once a year to allow residents to have contact with TFG outside scheduled meetings

Ms S J Robbins then explained more about sustainable urban drainage (SuDS), the types and their benefits.

She said that drainage systems can contribute to sustainable development and improve the places and spaces where we live, work and play by balancing the different opportunities and challenges that influence urban design and the development of communities. Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution) biodiversity (wildlife and plants) and amenity are collectively referred to as Sustainable Drainage Systems (SuDS).

<https://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html>

The types of SuDS are:

- Permeable Surfaces – paths and driveways can be made out of gravel
- reinforced grass
- porous surfaces
- permeable paving
- slabs/setts on gravel and without mortar
- Swales and / or basins can just be a dip in the lawn or can be planted with meadow seed and plug plants, to provide a biodiversity corner that needs mowing less often.

She continued by saying that:

- Rain garden planters can divert water from drainpipes, to slow / reduce the flow into sewers. So long as there is a plan for any overflow, they can be built over existing surfaces. Excess water can continue into the existing system, as before.

- Ground level Rain Gardens are planting areas that are deliberately located where they collect run-off and store it temporarily – they become boggy in downpours.
- Water butts can be used to slow the flow of water
- Gardens planted on the top of garages can absorb excess water

She said that it is possible to fit these features on existing properties, not just new build. For more information she recommended looking at <http://slowtheflow.net/you-can-slow-the-flow/>

She went on to say that the issue of severe flooding issues is unfortunately not limited to the Calder Valley. Flood groups throughout England have come together through the medium of the National Flood Forum to raise the issue of outdated planning permission problems. The National Planning Policy Framework (NPPF) was introduced in 2012 but many flood action groups do not believe it goes far enough. The NFF is now campaigning to central government to allow local councils to have more control over planning issues. TFG believes that it is the people of Todmorden who are more aware of the needs of the area

She said that the TFG has taken part in many of these meetings and will continue to do so. They also attend the annual conference where there are usually presentations on ideas for SuDS.

Ms S J Robbins said that she hoped that Todmorden Town Council would become an example for other councils in flood management. She said that SUDs could be introduced in a piecemeal fashion to spread the cost for existing residents.

She said that she had been discussing with the Town Clerk and Assistant Town Clerk to add information about flood protection, the work of the TFG and SuDS on the TTC website. Apart from this, TFG are planning to produce an information booklet for distribution to the occupiers of affected properties.

Ms S J Robbins said that physical hubs were necessary rather than the proposed virtual hub as methods of electronic communication can fail during a flood event and that people needed face to face contact. She said that the layout, accommodation and facilities of the Central Methodist Church (especially in Covid19 times) was more conducive to effective working than the Town Hall, because of the space, accommodation, facilities and furniture.

The chair thanked Ms S J Robbins and Ms P Marshall for their very informative presentation. Members showed appreciation for the excellent work done by the TFG. The chair said that TTC needed to connect with flood groups and urged people to report flooding issues to TTC so that a full picture can be collated on what is happening in Todmorden.

2021(D)030

**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 L Needham and Seconded by Cllr A Hollis 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>
7a	20/01300/HSE	Broad Carr Farm Sisley Lane Todmorden West Yorkshire OL14 6HW	Conversion and extension of attached Stable block to form a Granny Flat (Ancillary to Dwelling)	It was not possible to support as further information is required about which stable block is to be converted as one has already been converted. More information about this is therefore required.
7b	21/00101/LBC	Fielden House Lee Bottom Road Todmorden Calderdale OL14 6HF	Demolition of existing single storey utility room to the side of the house. Construction of new two storey side extension and single storey rear extension. Creation of new openings at ground and first floors to access the new structures.( Listed Building Consent)	Supported in principle although there is concern about the size of the single storey extension (lounge at the rear of the property) which is out of keeping with houses of this age.
7c	21/00100/HSE	Fielden House Lee Bottom Road Todmorden Calderdale OL14 6HF	Demolition of existing single storey utility room to the side of the house. Construction of new two storey side extension and single storey rear extension. Creation of new openings at ground and first floors to access the new structures.	Supported in principle although there is concern about the size of the single storey extension (lounge at the rear of the property) which is out of keeping with houses of this age.
7d	20/01558/FUL	788 Rochdale Road Todmorden Calderdale OL14 7UA	Change of use of two barns one to a dwelling and one to a mixed-use dwelling-work unit annex	Supported in principle although concern expressed about the lack of parking. It is noted that Highways did not support the present plans because of the lack of parking.

	7e	21/00015/HSE	Oak Cottage Lumbutts Road Todmorden Calderdale OL14 6PT	Alterations and extension to existing conservatory	Supported
	7f	20/01508/FUL	Land Adjacent Folly Royd Oldroyd Todmorden Calderdale	Demolition of existing stables to facilitate construction of two new one-bedroom holiday flats	Supported depending upon the results of bat/ecological surveys.
	7g	20/00958/FUL	Three Ravens Barn Long Hey Lane Todmorden Calderdale OL14 6JN	Enclosure of arena, new haystore, formation of new workshop with cedum roof, new shelter and decked viewing platform, new livery feed room, block-built muck heap unit, extension to corner shelter, new glamping unit, with open sided summer shelter, new signage and surfacing of existing tracks. Retrospective permission for existing shelter and recuperation pen.	Supported
	7h	20/01299/OUT	Beech House Bean Hole Delph Todmorden Calderdale OL14 8AF	Residential Development of four semi-detached dwellings (Outline)	Not supported on the basis of the information provided as there has been no geotechnical or ecological surveys done.
	7i	21/00091/FUL	70 Oak Avenue Todmorden Calderdale OL14 5NT	Change of use of shed to form a dog grooming parlour.	Supported
	7j	21/00114/FUL	40 Halifax Road Todmorden Calderdale OL14 5QG	Change of use from residential/retail to beauty salon (sui generis) & alterations to shop front.	The proposed changes to the windows and railing are not supported. This is a conservation area and the property is Georgian. Wooden windows are more in keeping with the property

Signed Chair: .....

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					and the existing railings are the original ones. These properties are to be included in the Neighbourhood Plan as they are important buildings in the town
	7k	21/00018/LBC	Old Cross Stone Church Cross Stone Road Todmorden Calderdale OL14 8RQ	Replacement of all windows. (Listed Building Consent)	Supported
2021(D)031	<p><b><u>Item 8. Outstanding Issues Register</u></b> To receive the Outstanding Issues Register</p> <p><b><i>Proposed by Cllr C Potter and Secoded by Cllr P Taylor Unanimous</i></b></p> <p><b><i>RESOLVED:- To receive the register</i></b></p>				
2021(D)032	<p><b><u>Item 9. Correspondence Received</u></b> To receive correspondence</p> <p>a. Email response from Calderdale Flood Management Team about blocked land drains</p> <p><b><i>Proposed by Cllr C Potter and Secoded by Cllr P Taylor Unanimous</i></b></p> <p><b><i>RESOLVED:- To receive the email response</i></b></p> <p>b. Email from Planning Department regarding Ridge Rd planning application</p> <p><b><i>Proposed by Cllr C Potter and Secoded by Cllr P Taylor Unanimous</i></b></p> <p><b><i>RESOLVED:- To receive the email response</i></b></p> <p>c. Response from Calderdale Traffic Officer about the speed limit on Cross Stone Rd</p> <p><b><i>Proposed by Cllr C Potter and Secoded by Cllr P Taylor Unanimous</i></b></p> <p><b><i>RESOLVED:- To receive the email response and to write to the Calderdale Traffic Officer thanking him for his response but reiterating the issue that vehicles (including electric ones that are much quieter) go at speed on this narrow, steep and winding road. Councillors have experienced when driving on this road, having to pull off the road to let cars travelling in the opposite direction pass. There are no passing bays on the road. It is recommended that the road signs be changed to the</i></b></p>				

	<i>blue/white ones her refers to, that the 60MPH sign is removed and the road speed reduced. Also, to ask about current the status of the road.</i>
2021(D)033	<p><b><u>Item 10. Flooding Related Issues</u></b> To provide verbal update on flooding issues in Todmorden</p> <p>a. Planning Application for Derdale St</p> <p>i. Response from Environment Agency to letter about Derdale St planning application</p> <p>ii. Response from Canal and River Trust to letter about Derdale St planning application</p> <p>b. Letter to Robin Tuddenham</p> <p>c. Email from Ms N Stocks expressing concerns about proposed use of Todmorden Town Deal grant/needs of Halifax Rd residents</p> <p><b><i>Proposed by Cllr C Potter and Seconded by Cllr P Taylor Unanimous</i></b></p> <p><b><i>RESOLVED:- To receive the correspondence and to set up a task and finish working group to pull together all the information held on flooding issues and to plan a way forward. This is to be discussed at the next meeting of the Development Committee.</i></b></p>
2021(D)034	<p><b><u>Item 11. Review Development Committee Terms of Reference</u></b> To review the Terms of Reference and agree any changes</p> <p><b><i>Proposed by Cllr C Potter and Seconded by Cllr L Levick Unanimous</i></b></p> <p><b><i>RESOLVED:- To review the Terms of Reference at the next meeting of the Development Committee.</i></b></p>
2021(D)035	<p><b><u>Item 12. Any Items for Discussion for a Future Agenda</u></b> To notify the Clerk of any matters for inclusion on the agenda of the next meeting.</p> <p>Items for the next meeting:</p> <ul style="list-style-type: none"> <li>• Update from Town Clerk about the Neighbourhood Plan</li> <li>• Setting up a task and finish working group on flooding</li> <li>• Review the Terms of Reference of the Development Committee</li> <li>• Select a new vice chair for the Development Committee to cover the period until 8 May 2021</li> </ul>
2021(D)036	<p><b><u>Item 13. Date of the Next Committee Meeting</u></b></p> <p>To note the date of the next remote committee meeting scheduled for Wednesday 31 March 2021 at 7.30pm.</p> <p>The meeting ended at 9.25pm</p> <ul style="list-style-type: none"> <li>• Update from Town Clerk about the Neighbourhood Plan</li> <li>• Setting up a task and finish working group on flooding</li> </ul>



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Signed Chair: .....

Dated: 31.03.2021.....