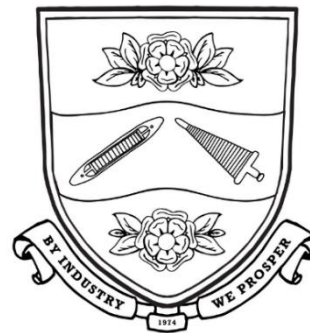


# TODMORDEN TOWN COUNCIL

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## MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on Wednesday 12 October 2022 at 7:30 pm

- Councillors Present:** Cllrs S Martin (chair), L Thorpe (Mayor and Vice Chair), P Taylor, A Hollis, S Press, L Needham, the Revd G Kent and M Holmstedt (substituting for Cllr L Levick).
- Absent Councillors:** Cllrs J Turner, L Levick, J Williams and K White
- Observing Councillors:**
- Officers:** Mrs S Miles – Assistant Town Clerk (Minute taker)
- Presenter:** Mr P Swales
- Members of the Public:** 6 + Ms P Dale

2022(D)206	<p><b><u>Item 1. Apologies for Absence – For Decision</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 J Turner, L Levick, J Williams and K White</p> <p><b><i>Proposed by Cllr A Hollis    Seconded by Cllr the Revd G Kent    Unanimously Agreed</i></b></p> <p><b><i>RESOLVED: That the apologies be accepted from Cllrs J Turner and L Levick as they had other engagements, J Williams as she was away from home and K White for health reasons</i></b></p>
2022(D)207	<p><b><u>Item 2. Declarations of Interest – For Decision</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>

Signature.....

Date 9 November 2022

	None were received
2022(D)208	<p><b><u>Item 3. Public Participation – For Decision</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><i>Note: No resolutions can be under public participation</i></p> <p><b><i>Proposed by Cllr S Martin and Seconded by Cllr A Hollis Unanimously Agreed</i></b></p> <p><b><i>RESOLVED:- That members of the public can make representation on the business of the agenda for the meeting.</i></b></p> <p>Ms P Dale raised the planning application for glamping pods referred to in the minutes of 14 September 2022. She said that residents had not been consulted and that the access road is unsuitable for this development. The chair explained that the Development Committee had agreed to support it subject to Highways approval. Highways has now commented that the proposals for the site could not be supported because of issues with the access road. Therefore, the Committee does not support the application.</p>
	<p><b><u>Item 4. Minutes – For Decision</u></b></p> <p>To approve the draft minutes of the Development Committee meeting held 14 September 2022 (previously circulated).</p> <p><b><i>Proposed by Cllr L Thorpe and Seconded by Cllr A Hollis Unanimously Agreed</i></b></p> <p><b><i>RESOLVED:- That the draft minutes of the Development Committee meeting held on 14 September 2022 be approved as a true record of proceedings</i></b></p>
2022(D)210	<p><b><u>Item 5. Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</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 L Thorpe and Seconded by Cllr M Holmstedt Unanimously Agreed</i></b></p> <p><b><i>RESOLVED:- That any public or press who may attend be allowed to stay for the whole of the meeting.</i></b></p>
2022(D)211	<p><b><u>Item 6. Presentation by Paul Swales from the Environment Agency About Flood Alleviation Projects in the Todmorden area</u></b></p> <p>To provide a verbal and a written presentation</p> <p>Mr P Swales explained that there are 54 projects (costing around £200 million) included in the Medium-Term Plan of the Environment Agency. Projects address flooding from surface water, rivers, canals, sewers and reservoirs. He said that it is the most notable plan for capital works projects in Yorkshire and possibly the UK.</p>

Previous flood alleviation projects in the area include Shop Lock, Nutclough (Hebden Bridge) , Pinhill, Burnt Acre (Eastwood), Woodland View, Bacup Rd, Gauxholme and Mytholmroyd.

Mr P Swales went on to outline the three projects currently being developed in the Todmorden area. These are Shaw Wood Rd, Back Waterloo and Walsden.

The works at Shaw Wood Rd are to build a wall around the garage area and tie this into the highway Rd. There are several properties in this area including a care home and Nanholme Mill. This project is now at the full business case stage and is likely to be completed late 2022/early 2023.

The work at Back Waterloo is planned to address issues following the removal of the old weir and sluice structure. The intention was to speed the flow of water and to aid the movement of fish. The flow of water has speeded more than originally envisaged and the installation of rock 'armour' has not fully addressed this so it is planned that a mini weir will be installed. Further funding approval has been given for this.

The last area currently under consideration is Walsden. There are six sub catchment areas with steep topography and several water bodies including reservoirs. The water systems such as the river and canal has been mapped as have the overland flows of water.

Due to the 2015 Boxing Day floods, 160 properties were damaged, including the railway line. The railway line must shut regularly because of flooding.

A key area in flooding is Bridge 96 in Walsden. Mr P Swales explained that this bridge is set low and that ideally this would be raised. However, as this is a railway bridge it is not possible to do this. Bridge 96 collects large amounts of debris which creates a flooding hazard. Even if this debris was removed regularly it would continue to build up. The EA has done river modelling and are looking at options to alleviate the situation. This could involve re-meandering the river, raising the walls at Square Rd and the installation of 'street furniture' such as gullies and channels. Other approaches include working with local landowners to install natural flood management.

Mr P Swales said that previously £35m has been spent on flood alleviation in Todmorden. The recent works at Mytholmroyd cost £40. He explained that obtaining funding is an issue as the Calder Valley is a steep sided area with a narrow valley bottom. Funding is more easily obtained for flooding in wide valley areas such as Hull as it affects more properties and people there.

Mr P Swales explained why the Lidl supermarket has been built on raised ground. The EA worked with Lidl which resulted in the installation of attenuation tanks. There is still considerable flooding concern for this part of Halifax Rd due to surface water, the drains and the water table. Mrs S Miles explained that the flooding on Halifax Rd was raised recently at the Calderdale Flood Board and last week in a meeting with senior managers at Calderdale. The latest information received is that Calderdale managers are continuing to work with Yorkshire Water to identify the issues with the drains. YW has advised that the modelling they have done shows that the drains cannot cope with flood water. Members expressed concern that this issue remain unresolved after several years of investigation and the impact of this on residents.

It was noted that the attenuation tank may not be working efficiently as it is overgrown.

Following a question about the possibility of alleviating flooding from the River Calder around the Golden Lion and Key Syke Lane, Mr P Swales advised that the EA must focus its efforts on small and medium scale projects as it is not possible to prevent the rarer very severe flooding events.

**Proposed by Cllr S Martin and Seconded by Cllr L Thorpe Unanimously Agreed**

**RESOLVED:- Mr P Swales to contact Calderdale MBC to review the status of their work to alleviate flooding on Halifax Rd (near the Lidl supermarket) and to feed this information back to the Assistant Town Clerk.**

**RESOLVED:- The Assistant Town Clerk to write to the manager of Lidl to ask them to maintain the attenuation tanks at their store.**

2022(D)212

**Item 7. Designation of a Neighbourhood Plan Area for the Parish of Todmorden**

The Project Officer -provided a written update.

**RESOLVED:- That the Development Committee wishes to seek approval for the designation of a Neighbourhood Plan Area for the Parish of Todmorden under the terms of the Localism Act, 2011 and the Neighbourhood Planning (General) Regulations, 2012. The Development Committee recommends to Full Council that this application be submitted**

**RESOLVED: That the Development Committee recommends to Full Council that the Neighbourhood Plan Earmarked Reserve of £5,000 be released and that a revenue budget established of £5,000 to meet further commitments.**

**RESOLVED:- That the Development Committee establish a Working Group to progress matters once the draft Neighbourhood Plan and Design Guide have been updated.**

**Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimously Agreed**

2022(D)213

**Item 8. 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 Seconded by Cllr P Taylor Unanimously Agreed**

**RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council en bloc.**

**Proposed by Cllr and Seconded by Cllr Unanimously Agreed**

Item no	Application Number	Address	Purpose	Consultation Feedback
8a	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of an annexe	Supported
8b	22/00548/FUL	182 Burnley Road Todmorden Calderdale OL14 5LS	Two storey front and rear extension, provision of new entrance canopy to front following removal of side canopy and associated external alterations.	Supported

	<b>8c</b>	22/00924/FUL	Springs Garage Halifax Road Todmorden Calderdale OL14 5RS	Removal of car wash to facilitate charging zone, EV chargers, canopy, sub-station and associated forecourt works.	Supported
	<b>8d</b>	22/10023/ADV	17 Water Street Todmorden Calderdale OL14 5AB	Externally illuminated fascia and projecting sign (Advertisement Consent)	Supported
	<b>8e</b>	22/01003/FUL	17 Water Street Todmorden Calderdale OL14 5AB	Change of use from retail (Use Class E (a)) to retail and micropub (Sui Generis) (including repainting of existing shop front & installation of new air conditioning unit to rear).	Supported subject to issue regarding storage of rubbish be resolved
	<b>8f</b>	22/00935/HSE	3 - 4 Black Dyke Todmorden Calderdale OL14 6JA	Demolition of lean-to modern conservatory and re-build with new flat roofed garden room and porch to same location.	Supported
	<b>8g</b>	22/00980/HSE	12 Throstle Street Walsden Todmorden Calderdale OL14 6UG	Dormer Extension (Retrospective)	Supported although it is regrettable that the application is retrospective
	<b>8h</b>	22/20149/TPO	Stansfield Hall Nursery Cottage Stansfield Hall Road Todmorden Calderdale OL14 8BQ	Fell one tree (Tree Preservation Order)	Noted that consent is not now required
	<b>8i</b>	22/01053/VAR	Walsden Methodist Church Rochdale Road Todmorden Calderdale OL14 7SL	Variation of Condition 4 on planning application 15/00862/CON	Supported

2022(D)214

**Item 9a. Correspondence Concerning Previous Planning Applications - For Information**

To receive a verbal update

Signature.....

Date 9 November 2022

	<p>None received</p> <p><b><u>Item 9b. CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted</u></b></p> <p>To receive written update</p> <p><b><i>Proposed by Cllr S Martin    Seconded by Cllr P Taylor        Unanimously Agreed</i></b></p> <p><b><i>RESOLVED: That the list be received.</i></b></p>
2022(D)215	<p><b><u>Item 10. Local Plan Amendments for Billy’s Front – LP0640</u></b></p> <p>To receive written update from Cllr A Hollis</p> <p>Cllr A Hollis explained that comments on this item could only be made on the amendments now proposed on the Local Plan. He went on to explain that the land in the area is unstable, it floods and there are issues with sewage. It is recommended that a full geotechnical land survey be done prior to any proposal to build on this land.</p> <p><b><i>Proposed by Cllr A Hollis    Seconded by Cllr M Holmstedt    Unanimously Agreed</i></b></p> <p><b><i>RESOLVED: That the Development Committee supports the report produced by residents and Cllr A Hollis and that this will be submitted to Calderdale Council.</i></b></p>
2022(D)216	<p><b><u>Item 11. Outstanding and Completed Issues Registers, Including Paths and Obstructions – For Information</u></b></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"> <li>a. Blocked paths and obstructions</li> <li>b. Outstanding Issues Register</li> <li>c. Completed Issues Register</li> </ul> <p><b><i>Proposed by Cllr S Martin    Seconded by Cllr P Taylor        Unanimously Agreed</i></b></p> <p><b><i>RESOLVED: That the lists be received.</i></b></p>
2022(D)217	<p><b><u>Item 12. Flooding Related Issues – For Information</u></b></p> <p>To provide a written update on flooding issues in Todmorden</p> <ul style="list-style-type: none"> <li>a. Planning Application for Derdale St</li> <li>b. Sandholme Mill</li> </ul> <p>No updates available.</p>
2022(D)218	<p><b><u>Item 13. Update About Senior Meeting with Calderdale MBC – For Information</u></b></p> <p>To receive a verbal update following meeting.</p> <ul style="list-style-type: none"> <li>a. <b>The Status of Traffic Issues in Cornholme – For Information</b></li> </ul>

	<p>The Assistant Town Clerk reported that the possibility of a zebra crossing next to the recreation ground in Portsmouth is going to be discussed at a meeting with representatives of Active Calderdale.</p> <p><b>b. Hollins Mill</b></p> <p>The Assistant Town Clerk reported that a listed building enforcement notice was served on the owners of the old weaving shed in August and that there is a one-month appeal period.</p> <p><b>c. Instability of Houses on Halifax Rd</b></p> <p>The Assistant Town Clerk reported that a structural engineer is to make a site visit to this site.</p> <p><b>d. Road Opposite Lobb Mill Picnic Site</b></p> <p>The Assistant Town Clerk reported that she was awaiting news about this as the site has been cordoned off for at least two years and that she was advised a year ago that the work was out for tender.</p> <p><b>e. Request for Zebra Crossing at Copperas, Walsden</b></p> <p>The Assistant Town Clerk reported that this issue was also going to be discussed at the meeting with representatives from Active Calderdale.</p> <p><b><i>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Agreed</i></b></p> <p><b><i>RESOLVED: That the update be received.</i></b></p>
2022(D)219	<p><b><u>Item 14. Unsightly Area near Station Approach in Portsmouth</u></b></p> <p>To receive a verbal update</p> <p>The Assistant Town Clerk reported that she had not received feedback about this recently. Although the site appears somewhat improved there is still a great deal of debris in the Garden.</p> <p><b><i>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Agreed</i></b></p> <p><b><i>RESOLVED: That the situation be kept under review.</i></b></p>
2022(D)220	<p><b><u>Item 15. Any Items for Discussion for a Future Agenda – For Information</u></b></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"> <li>• Invite Yorkshire Water to present April 2023</li> <li>• Presentation from the Calderdale Tourism Officer – 1 March 2023</li> </ul>
2022(D)221	<p><b><u>Item 16. Date of the Next Committee Meeting – For Information</u></b></p> <p>To note the date of the next committee meeting scheduled for Wednesday 9 November 2022 at 7.30pm.</p> <p>The meeting ended at 9pm.</p>

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