

**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 15 September 2021 at 7:30 pm**

- Councillors Present:** Cllrs S Martin (Chair), P Taylor (Mayor), A Hollis, J Williams, M Doyle, L Needham and M Taylor (substituting for Cllr L Levick)
- Absent Councillors:** Cllrs K White, R Coleman-Taylor, C Potter, L Thorpe, the Revd G Kent, T Greenwood and L Levick
- Observing Councillors:**
- Officers:** Mrs S Miles – Assistant Town Clerk (Minute taker)
- Presenter:**
- Members of the Public:** Ms N Stocks, Mr B Menear, Mr D Wilson, Mr C Jackson, Ms F Ellioll and Mr M Furlong

2021(D)125	<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 K White, R Coleman-Taylor, C Potter and L Thorpe due to illness and from Cllr L Levick, the Revd G Kent and T Greenwood as they were away from home.</p> <p><b><i>Proposed by Cllr R Coleman-Taylor    Seconded by Cllr P Taylor    Unanimous</i></b></p> <p><b><i>RESOLVED: That the apologies be accepted from Cllrs K White, R Coleman-Taylor, C Potter and L Thorpe due to illness and from Cllr L Levick, the Revd G Kent and T Greenwood as they were away from home.</i></b></p>
2021(D)126	<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</p>

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	<p>a Member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place. No pecuniary interests were declared although Cllr L Levick declared a non-pecuniary interest in item 6 of the agenda and said that she would not be involved in any voting on this item.</p> <p>No disclosures made</p>
2021(D)127	<p><b><u>Item 3. Public Participation – For Decision</u></b> <i>To adjourn the meeting to allow members of the public to make representation on the business of the agenda for the meeting.</i></p> <p><i>Note: No resolutions can be under public participation</i></p> <p>Two members of the public wished to make comments about the Warland Farm application. The Chair apologised for any inconvenience and advised them that the discussion about this application would take place on 13 October to allow time for all the relevant documents to be uploaded on the Calderdale website.</p> <p>Ms F Ellioll updated the Committee about her concerns that the current proposals for 2 detached house on the Langdale House are characterless with poor aesthetic and material choices which are out of keeping with the surrounding properties. Great concern was expressed about the impact on the integrity of the hillside during the excavation as well as the increase in surface water and flooding. Concerns were also expressed about the impact on Kilnhurst Lane which is not gritted in the Winter and the lack of a turning circle. The suggestion was that Highways undertake a feasibility study. Ms Ellioll suggested that the existing exit from Langdale House be used rather than the proposed one opposite Dale St. She suggested that any building be eco-friendly, possibly an underground building solution.</p> <p>Mr M Furlong also spoke about the proposals for Langdale House, in particular, the land stability issues and the enormous scale of the excavation that would be required. He mentioned that a property at the edge of Badger Wood suffered subsidence as a result of the building of the Badger Wood development and that this was in the same vicinity. He also commented about the height of the development which would be 4/6 metres higher than 46 Kilnhurst Rd, the neighbour’s property immediately next to the proposed site. He expressed concern about surface water flooding and said that the drains could not cope with the existing amount of rainfall.</p> <p>Ms N Stocks commented that surface water management had suffered in the area with the 2002/2019 Badger Wood development as it had removed water lodges from the hillside. She was concerned that this proposal would exacerbate the flooding issues on the Commercial St area.</p> <p><b><i>Proposed by Cllr P Taylor and Seconded by Cllr M Taylor Unanimous</i></b></p> <p><b><i>RESOLVED:-</i></b></p> <p><b><i>That members of the public can make representation on the business of the agenda for the meeting.</i></b></p>
2021(D)128	<p><b><u>Item 4. Minutes – For Decision</u></b></p> <p>To approve the draft minutes of the Development Committee meeting held 18 August 2021, (previously circulated)</p>

**Proposed by Cllr A Hollis and Seconded by Cllr J Williams Unanimous**

**RESOLVED:-**

**That the draft minutes of the Development Committee meeting held on the 18 August 2021 be approved as a true record of proceedings**

2021(D)129

**Item 5. Exclusion of Press and Public – Public Bodies (Admission to Meetings Act 1960) – For Decision**

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.

**Proposed by Cllr M Taylor and Seconded by Cllr A Hollis Unanimous**

**RESOLVED:-**

**That no agenda items require the exclusion of the Press and Public.**

2021(D)130

**Item 6. Comments on Planning Applications- For Decision**

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 L Needham 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>6a</b>	21/01023/HSE	12 Cornfield Street Todmorden Calderdale OL14 5SN	Two storey extension to the side elevation	Supported
<b>6b</b>	21/00793/FUL	Land North Of Hollingworth Lane Walsden Todmorden Calderdale	Single storey detached dwelling	Concerns about the road access for additional traffic and suggest that Highways advise.

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<b>6c</b>	19/00648/FUL	Langfield House 38 Kilnhurst Road Todmorden West Yorkshire OL14 6AX	Two detached dwellings	Not supported  Concern was expressed that none of the concerns previously expressed by TTC have been addressed. These include the need for a full geological survey, the impact on surface water flooding in the area and further down Kilnhurst Rd to the Commercial St area. Also, concern was expressed about the additional heavy traffic that the proposal would entail during the build on the grade 2 listed packhorse bridge. It was noted that the bridge at Shaw Cross Rd was damaged years ago and still was not repaired and this should not happen with Kilnhurst Rd Bridge.  It was suggested that the Canal and River Trust be invited for comment about the bridge.	
<b>6d</b>	21/20109/TPO	8 Stoodley Grange Todmorden Calderdale OL14 6JR	Fell one tree (Tree Preservation Order)	Supported but the planting of a native tree suggested to replace the Ash.	
<b>6e</b>	21/00880/HSE	High Castle 20 Fair Mount Walsden Todmorden Calderdale OL14 7QQ	Single storey extension and detached swimming pool/gymnasium	Supported providing a geological survey be undertaken and consideration be given to any	

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					increase in surface water caused by the excavation and development.
<b>6f</b>	21/00783/FUL	Crab Apple Farm Stoney Royd Lane Todmorden Calderdale OL14 8EP	Wooden field shelter		Supported
<b>6g</b>	21/00494/FUL	Warland Farm Warland Todmorden Calderdale OL14 6XA	Conversion and extension of Mickle Barn and Shippen to provide overnight accommodation, workshop, communal facilities, crafts studios and associated bakery/brewery/bike store (with PV roof covering)/sunspace and greenhouse structures at Warland Farm.		Not discussed due to incomplete documentation on Calderdale website. Will be discussed at the meeting on 13 October 2021
<b>6h</b>	20/01519/FUL	296 Rochdale Road Todmorden Calderdale OL14 7QD	Two detached dwellings		Concern was expressed about potential overdevelopment of the site if the 3 plots go ahead according to the plan. The plot referred to is for 2 semi-detached houses not 2 detached dwellings.  It is suggested that Highways confirm that the access route off Rochdale Rd is acceptable. It is also suggested that the access road and hard standing be permeable and that the 6 trees to be removed are

					replaced on the site with native trees.
	<b>6i</b>	21/00840/HSE	501 - 503 Bacup Road Todmorden Calderdale OL14 7HP	Demolition of existing double garage to facilitate triple garage with storage and workshop area above	Supported subject to the fitting of bat boxes.
	<b>6j</b>	21/00903/LBC	Stoodley Hall Stoodley Lane Todmorden Calderdale OL14 6HA	Variation to extant permission (06/02110/LBC), to facilitate rebuilding works after partial collapse (Listed Building Consent)	Supported
	<b>6k</b>	21/01005/HSE	7 - 9 Lumbutts Road Todmorden Calderdale OL14 6JE	Extension to existing garage and provision of cantilevered access.	Supported
	<b>6l</b>	21/01006/LBC	7 - 9 Lumbutts Road Todmorden Calderdale OL14 6JE	Extension to existing garage and provision of cantilevered access.	Supported
	<b>6m</b>	21/01021/HSE	Friths Cottage Bacup Road Todmorden Calderdale OL14 7PJ	Two storey side and rear extension including demolition of single storey rear and side extension	Supported
2021(D)131	<p><b><u>Item 7. Development of Brownfield Sites in Todmorden - for Decision</u></b> To review list and decide action</p> <p>Discussion centered around encouraging Calderdale Council to contact the owners of the sites to encourage them to build on these sites, many of which are unsightly and are potentially dangerous.</p> <p><b><i>Proposed by Cllr M Taylor and Seconded by Cllr J Williams Unanimous</i></b></p> <p><b><i>RESOLVED:- To write to Calderdale Council to ask that they encourage the owners of these sites to build on them.</i></b></p>				
2021(D)132	<p><b><u>Item 8. The Proposed South Pennines Park – For Information</u></b> To receive verbal update from the Mayor</p> <p>The Mayor updated members on this excellent event launching this important initiative. She explained that she had written to the Chief Executive Officer of the South Pennines Park expressing support for the initiative and as a result was invited to the launch.</p>				

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	<p><b>Proposed by Cllr M Taylor and Seconded by Cllr S Martin Unanimous</b></p> <p><b>RESOLVED:- To write to the Chief Executive Officer congratulating her and her organisation on the launch of the South Pennines Park and stating that Todmorden Town Council wishes to continue being involved. Also, to copy this to Tracy Brabin, the Mayor of West Yorkshire.</b></p>
2021(D)133	<p><b><u>Item 9. 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> <p>a. Blocked paths and obstructions b. Outstanding Issues Register c. Completed Issues Register</p> <p><b>Proposed by Cllr M Taylor and Seconded by Cllr S Martin Unanimous</b></p> <p><b>RESOLVED:- To receive the registers and to continue making this information available on the TTC website and to signpost this. Also, to ask the Clerk/Admin Officer to consider posting agendas of Development Committee meetings in the Todmorden Information Centre as well as the Town Hall notice board.</b></p>
2021(D)134	<p><b><u>Item 10. Correspondence Received – For Information</u></b></p> <p>To receive any correspondence</p> <p>a. Email exchanges about TTC response to planning application 20/01548/FUL (Owler Mill – conversion and ground floor and first floor extension to existing vehicle repair garage to form a dwelling) b. Response from Calderdale Council in response to complaints about public toilets not being open in Todmorden.</p> <p><b>Proposed by Cllr M Taylor and Seconded by Cllr S Martin Unanimous</b></p> <p><b>RESOLVED:- To receive the correspondence.</b></p>
2021(D)135	<p><b><u>Item 11. Flooding Related Issues – For Information</u></b></p> <p>To provide verbal update on flooding issues in Todmorden</p> <p>a. Planning Application for Derdale St Email exchange with Mr Deakin (architect)</p> <p>The possibility of a site visit with Mr Deakin was discussed</p> <p>b. Sandholme Mill No update received</p> <p><b>Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimous</b></p> <p><b>RESOLVED:- That the updates be received and to await further updates from Calderdale Council for these sites.</b></p>

2021(D)136	<p><b><u>Item 12. Instability of Houses on Halifax Rd and Surrounding Terraces – For Information</u></b> To receive verbal/written update</p> <p>The Assistant Town Clerk advised that she had reported this issue to Customer First and that the issue had subsequently been referred to the Highways Department.</p>
2021(D)137	<p><b><u>Item 13. Yorkshire Water – Complaint about Handling of Water Outtage – For Information</u></b> To receive verbal update</p> <p>The Assistant Clerk said that she was in discussion with Yorkshire Water to invite a representative to an upcoming meeting of the Development Committee.</p>
2021(D)138	<p><b><u>Item 14. Hollins Mill – For Information</u></b> To receive verbal update</p> <p>The email from Richard Seaman was received and it was noted that Calderdale Council Planning Officers had visited the site and identified issues of concern. The Assistant Town Clerk advised that she and the Town Clerk will be visiting Hollins Mill next week.</p>
2021(D)139	<p><b><u>Item 15. Delays by Calderdale Council in Processing Planning Applications</u></b> To receive verbal update</p> <p>The response from the Planning Department was noted, namely that they are very short of staff and have engaged a consultant/ have a plan to remedy the situation.</p>
2021(D)140	<p><b><u>Item 16. To seek clarification from CMBC regarding the policy and procedure for replying to communications from Todmorden Town Council and inter alia the other Town and Parish Councils within Calderdale – For Decision</u></b> To receive verbal update</p> <p>Concern was expressed that several communications with Calderdale Council had not received an acknowledgement or response and that this is hindering TTC from fulfilling its responsibilities.</p> <p><b><i>Proposed by Cllr M Taylor and Seconded by Cllr J Williams Unanimous</i></b></p> <p><b><i>RESOLVED:- That the Town Clerk write to Andrew Pitts/ Robin Tuddenham asking for information about the standard protocols for responding to communications from TTC and other bodies and expressing concern that communications are sometimes not acknowledged/ responded to.</i></b></p>
2021(D)141	<p><b><u>Item 17. Any Items for Discussion for a Future Agenda – For Information</u></b> To notify the Clerk of any matters for inclusion on the agenda of the next meeting.</p> <ul style="list-style-type: none"> <li>• Cycle Storage in Todmorden</li> <li>• Speed monitoring in Todmorden</li> </ul>
2021(D)142	<p><b><u>Item 18. Date of the Next Committee Meeting – For Information</u></b> To note the date of the next committee meeting scheduled for Wednesday 13 October 2021 at 7.30pm.</p>

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	The meeting ended at 8.55pm.
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