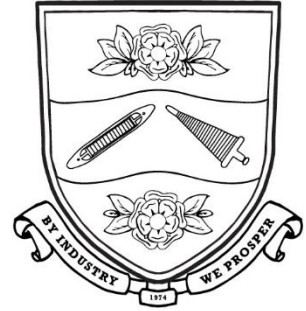


**TODMORDEN TOWN COUNCIL**

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**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING**  
**Held remotely on Wednesday 25 November 2020 at 7:30 pm**

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

2020(D)112	<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 Cllrs K White and J Williams on medical grounds and Cllr R Coleman-Taylor who is on holiday.</p> <p><b><i>Proposed by Cllr A Hollis    Seconded by Cllr L Needham    Unanimous</i></b></p> <p><b><i>RESOLVED:- That apologies be accepted from Cllrs K White and J Williams on medical grounds and Cllr R Coleman-Taylor who is currently on holiday</i></b></p>
2020(D)113	<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 declared</p>

2020(D)114	<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>One member of the public present. No specific issues were raised.</p>
2020(D)115	<p><b><u>Item 4 - Minutes</u></b></p> <p>To approve the draft minutes of the Development Committee meeting held 28 October 2020 (previously circulated)</p> <p><b><i>Proposed by Cllr P Taylor 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 28 October 2020 be approved as a true record of proceedings and signed by the Chair.</i></p>
2020(D)116	<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> <p><b><i>RESOLVED:-</i></b>  <i>That the public should not be excluded from the meeting.</i></p>
2020(D)117	<p><b><u>Item 6 – Update on Local Plan and Neighbourhood Plan</u></b></p> <p>To receive a verbal update</p> <p>The Assistant clerk said that the schedule for sub-meetings of the Neighbourhood Plan Committee would be circulated and that they would start in early 2021.</p>
2020(D)118	<p><b><u>Item 7. Comments on Planning Applications</u></b></p> <p>To submit comments on the planning applications received from Calderdale Council  Comments as detailed below were Agreed by Members En Bloc</p> <p><b><i>Proposed by Cllr C Potter and Seconded by Cllr P Taylor Unanimous</i></b></p> <p><b><i>RESOLVED:-</i></b> <i>That the consultees responses as detailed below be submitted to Calderdale Council En Bloc</i></p>

Item no	Application Number	Address	Purpose	Consultation Feedback
7a	20/01209/FUL	Ivy House Stack Hills Road Todmorden West Yorkshire OL14 5QW	Dwelling	The application is Not Supported as more information is required in order to reach a decision. In particular there is concern about flooding/drainage, the potential of landslip, the stability and weight capacity of the grade 2 Baltimore Bridge and the removal of mature trees. Concern has been expressed by the Canal and Rivers Trust about the bridge. Detailed plans for the mitigation of all of these is required before an informed decision can be made.
7b	20/01030/FUL	2 Dale Street Todmorden Calderdale OL14 5PX	Conversion of basement and ground floor from retail (Class A1) to bar (Sui Generis), retention of residential on first and second floor and conversion of office/storage to residential on third floor	The application is Not Supported because the is insufficient information about the flood risk – especially as the public would be accessing the cellar which is prone to flooding.  Also, it was noted that work has already begun on the site.  n.b. Cllr S Martin declared that although he has no pecuniary interest he lives near the owner of this site and so would not be involved in the discussion/decision making about this application.
7c	20/20210/TPO	236 - 238 Bacup Road Todmorden Calderdale OL14 7HH	Fell two trees and prune two trees (Tree Preservation Order)	Supported provided the Tree Officer agrees and there is ecological report done.
7d	20/20218/TPO	17 Henshaw Road Walsden Todmorden Calderdale OL14 6QR	Prune three, fell one (Tree Preservation Order)	Supported provided the Tree Officer agrees and there is ecological report done.
7e	20/01131/LBC	Haugh House Haugh Road	Installation of gas boiler with external flue	Supported provided the flue is not visible from a public right of way.

		Todmorden Calderdale OL14 6BU	(Listed Building Consent)	
7f	20/01174/FUL	Land At Bridge Royd Mill Halifax Road Todmorden Calderdale	Construction of new storage unit on existing impermeable surfaced secure yard area.	Supported
7g	20/01282/RES	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	Detached dwelling with detached home office (Reserved matters pursuant to 19/00767/OUT)	Supported provided that:  Highways have no objections about the ingress/egress from property and the site lines on to the fast-moving Burnley Rd and  There is no damage to the cemetery wall.
7h	20/01102/FUL	65 - 67 Halifax Road Todmorden Calderdale OL14 5BB	Change of use from general storage / distribution B8 to Bakery and catering facility A3, replace rotten windowsills, form new entrance	Supported
7i	20/01292/FUL	Castle House Dobroyd Road Todmorden Calderdale OL14 7JJ	Change of use from dwelling house (Class C3) to residential care home (Class C2) children's home for up to six residents.	Supported providing that all the responsibilities attached to setting up a children's residential home are adhered to
7j	20/01320/LBC	Warland Upper Lock 35 Tow Path Rochdale Canal Holmcoat Lock To Boundary At Warland Calderdale	Installation of horizontal oak fendering to bottom/ tail timber lock gates (Listed Building Consent)	Supported

2020(D)119	<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 P Taylor 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)120	<p><b><u>Item 9. Correspondence received</u></b></p> <p>To receive correspondence</p> <p><i>See Item 13</i></p>
2020(D)121	<p><b><u>Item 10. 2021/2022 Budget</u></b></p> <p>To discuss 2021/2022 budget</p> <p><b><i>Proposed by Cllr C Potter and Seconded by Cllr A Hollis Unanimous</i></b></p> <p><b><i>RESOLVED:- That a budget of £5,000 for 2021/2022 would be sufficient.</i></b></p>
2020(D)122	<p><b><u>Item 11. Flooding Related Issues</u></b></p> <p>To receive a verbal update on flooding issues in Todmorden</p> <p>The Assistant Town Clerk referred to the update provided by the Town Clerk where he reported that he had been in formal discussions with Calderdale and would be writing again shortly to back this up. He also reported that Calderdale were very busy with the Covid19 response and did not expect a quick response. Some Councillors expressed their deep concern about the slow response as the flooding issue was causing many residents to suffer from mental health issues. Others commented that council resources had been reduced significantly over the years and that this was having an impact on their capacity to respond to issues.</p> <p><b><i>Proposed by Cllr C Potter and Seconded by Cllr L Needham Unanimous</i></b></p> <p><b><i>RESOLVED:- To confirm that the Town Clerk write to Calderdale about the flooding issues arising from a range of development sites in Todmorden.</i></b></p> <p><b><i>Proposed by Cllr T Roberts and Seconded by Cllr P Taylor Unanimous</i></b></p> <p><b><i>RESOLVED:- To ask Calderdale Planning about potential land contamination issues. To thank the Town Clerk for his efforts in trying to address the flooding issues in Todmorden.</i></b></p>
2020(D)123	<p><b><u>Item 12. – Moorlands Policy</u></b></p> <p>To receive a verbal update.</p> <p>It was noted that the scoping of the work for updating the Moorland Policy will be on the agenda for the informal meeting of the Climate Emergency on 7 December and that it would be progressed in early 2021.</p>

2020(D)124	<p><b><u>Item 13 – Possible Calderdale Cuts to Waste Collection</u></b></p> <p>To receive a verbal update</p> <p>The Assistant Clerk referred to the emails she had received from Cllr S Press and Cllr J Lynn (in response to her letter to Calderdale Planning, Calderdale Ward Councillors and Craig Whittaker,MP). Cllr J Lynn, who is responsible for public services stated that there would be a consultation on 2021/2 budget proposals in January 2021.</p>
2020(D)125	<p><b><u>Item 14. 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>The Assistant Town Clerk said that this had been discussed with Steven Lee and an email sent to confirm that whilst members understand why the road have been closed (to enable social distancing), that the road closure was not necessary in this case.</p>
2020(D)126	<p><b><u>Item 15. Invitation to CMBC Planning to Present on Changes to Legislation About Planning</u></b></p> <p>To receive a verbal update</p> <p>The Assistant Town Clerk reported that Calderdale had responded that they have no-one available to prepare and present to TTC. However, if there are any specific issues that TTC wishes to raise, the Assistant Town Clerk has been provided with a contact.</p>
2020(D)127	<p><b><u>Item 16. Demolition of Shade Chapel</u></b></p> <p>To receive a verbal update.</p> <p>It was confirmed that Rochdale Rd would be closed to traffic from 8pm on Friday 27 November until 6am on Monday 30 November to enable the Shade Chapel to be demolished.</p>
2020(D)128	<p><b><u>Item 17. Any items for Discussion at a Future Agenda</u></b></p> <p>To agree reduced agenda for next meeting on Wednesday 6 January 2021.</p> <p>- 6 January 2021 (agenda restricted to the items below)</p> <ul style="list-style-type: none"> <li>• Consider planning applications</li> <li>• Benches</li> </ul>
2020(D)129	<p><b><u>Item 18. Date of the Next Committee Meeting</u></b></p> <p>To note the date of the next remote committee meeting scheduled for Wednesday 6th January 2021 at 7.30pm.</p> <p><i>There being no further business, the Chair closed the meeting at 9.15pm.</i></p>