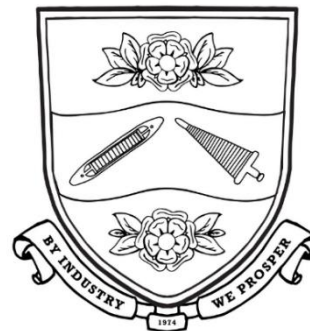


TODMORDEN TOWN COUNCIL

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

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| Councillors Present: | Cllrs S Martin (chair), L Thorpe (vice chair), R Coleman-Taylor, the Revd G Kent, L Levick, A Hollis, L Needham, J Turner, K White and M Taylor (substituting for P Taylor) |
| Absent Councillors: | Cllrs P Taylor (Mayor), A Greenwood, S Press and J Williams |
| Observing Councillors: | |
| Officers: | Mrs S Miles – Assistant Town Clerk (Minute taker) |
| Presenter: | Ms Alex Brown of Yorkshire Water |
| Members of the Public: | Mr C Jackson, Mr D Wilson, N Stocks and L Mitchell |

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| 2022(D)057 | <p><u>Item 0. Proposed Change in the Order of the Agenda Items to be Discussed</u></p> <p>Cllr K White requested that agenda items 13, 14, 19 and 20 be taken after item 6.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr L Needham Unanimous</i></p> <p><i>RESOLVED: That items 13, 14, 19 and 20 to be taken after item 6 on the agenda</i></p> |
| 2022(D)058 | <p><u>Item 1. Apologies for Absence – For Decision</u></p> <p>To receive and approve apologies for absence and reasons given to the Clerk prior to the meeting.</p> <p>Apologies received from Cllr due to illness.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr L Needham Unanimous</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllr P Taylor due to Covid isolation and Cllrs A Greenwood, S Press and J Williams as they are away from home..</i></p> |
| 2022(D)059 | <p><u>Item 2. Declarations of Interest – For Decision</u></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</p> |

Signature.....

Date 27 April 2022

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| | <p>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>No declarations made.</p> |
| 2022(D)060 | <p><u>Item 3. Public Participation – For Decision</u> <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>Ms N Stocks said that she would like to speak at item 16.</p> <p><i>Proposed by Cllr S Martin and Seconded by Cllr L Stocks Unanimous</i></p> <p><i>RESOLVED:- That members of the public can make representation on the business of the agenda for the meeting.</i></p> |
| 2022(D)061 | <p><u>Item 4. Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 2 March 2022 (previously circulated).</p> <p><i>Proposed by Cllr A Hollis and Seconded by Cllr L Levick Unanimous</i></p> <p><i>RESOLVED:- That the draft minutes of the Development Committee meeting held on 2 March 2022 be approved as a true record of proceedings.</i></p> |
| 2022(D)062 | <p><u>Item 5. Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</u></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><i>Proposed by Cllr S Martin and Seconded by Cllr L Thorpe Unanimous</i></p> <p><i>RESOLVED:- That any public or press who may attend be allowed to stay for the whole of the meeting.</i></p> |
| 2022(D)063 | <p><u>Item 6. Presentation by Alex Brown, Andrew Roach and Dan Macey of Yorkshire Water – For Information</u></p> <p>To receive a presentation about the August 2021 Water Outage in Todmorden and to Discuss Ways in Which the Response to the Outage can be Improved if this Happens Again</p> <p>Ms Brown apologised for the delay in a representative for Yorkshire Water attending a meeting of this committee.</p> <p>She explained that the assets of Yorkshire Water are aging and in this particular outage, the burst pipe had been very difficult to locate. She said that Yorkshire Water are exploring ways that Yorkshire Water can identify bursts more quickly for the future. Ms Brown said that Yorkshire Water are aiming to improve their communications and be proactive in the case of a burst pipe and acknowledged that Northern Power Grid had a speedy and effective communications to customers (by text) in the case of an outage. Ms Brown advised that technological improvements would need to be made to enable Yorkshire Water to provide something similar. Ms Brown agreed that TTC would be</p> |

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| | <p>contacted on similar occasions in the future so that updates could be put on the council website.</p> <p>Members commented that many people were without their mains supply or bottled water. Although Yorkshire Water delivered some bottled water to Todmorden many people did not know about this or could not travel to collect it. On previous occasions, water had been delivered and vans with loudhailer toured the town giving updates. One member had received £50 compensation for the outage but the majority of other members did not. Ms Brown acknowledged that residents in similar locations should have been treated the same.</p> <p>Ms Brown advised that Yorkshire Water has a priority service (PSR) for vulnerable residents. If someone is registered for this, Yorkshire Water will keep them updated and deliver bottled water to them.</p> <p>Ms Brown acknowledged that their service varies from incident to incident depending upon the area and the number of outages they have across Yorkshire at any one time. Their intention is to raise standards across the area.</p> <p>The chair thanked Ms Brown for her presentation.</p> <p>Proposed by Cllr S Martin and Seconded by Cllr A Hollis Unanimous</p> <p>RESOLVED:- That Yorkshire Water should be invited back to the Development Committee in twelve months (March 2023). Ms Brown said that she would plan to make a return visit in September/October 2022.</p> |
| 2022(D)064 | <p><u>Item 13. The Status of Traffic Issues in Cornholme – For Information</u></p> <p>To receive a verbal/written update about actions concerning traffic issues in Cornholme.</p> <p>Cllr K White expressed serious concern that after two years, action had not been taken to remedy the speeding issues on Burnley Road in Cornholme and the access for school buses at Cornholme School.</p> <p>Proposed by Cllr K White Seconded by Cllr L Thorpe Unanimous</p> <p>RESOLVED: The Town Clerk to contact Steven Lee to request specific action to counteract the speeding. If this is unsuccessful, a complaint should be made to the chief executive of CMBC.</p> |
| 2022(D)065 | <p><u>Item 14. Potential Use of Vehicle Activated Signs (VAS) – For Information/Decision</u></p> <p>To receive verbal/written update.</p> <p>Cllr K White reported that Stephen Lee had advised that the installation of average speed cameras was a better solution to the speeding issues in Cornholme rather than vehicle activated signs. It was noted that these issues are less relevant on Halifax Road as there are traffic cameras at Castle Hill School and Cinderhill.</p> <p>The possibility of seeking the procurement of vehicle activated signs for Todmorden was also discussed. It was noted that some funding may be available from the Ward Fund but that support to access this would need to be sought from the Ward Councillors. Todmorden Town Council would probably need to supplement these funds and also pay for the ongoing power supply, maintenance and for removing and relocating them.</p> <p>The Assistant Town Clerk reported that she had had a zoom meeting with the Lower Valley Coordinator and that she had requested that measures, such as improved signage) be considered for the issues at Cross Stone Road at a Traffic meeting next</p> |

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| | <p>week. Speed checks had previously been done there and speeding was not the issue there. It is more that people feel unsafe because of passing traffic because of the nature of the road which is steep, narrow and winding with few passing places.</p> <p><i>Proposed by Cllr M Taylor Seconded by Cllr S Martin Unanimous</i></p> <p><i>RESOLVED: That the Ward Councillors and the Upper Valley Coordinator be approached regarding the possibility of funding for a VAS for Todmorden.</i></p> <p><i>RESOLVED: That the Clerk write to Stephen Lee to request average speed cameras for locations on Burnley Road such as Portsmouth, Cornholme and Lydgate.</i></p> |
| 2022(D)066 | <p><u>Item 19. Unightly area near Station Approach in Portsmouth – For Information</u></p> <p>To receive verbal update</p> <p>It was noted that no action seems to have happened regarding the referral of this to Planning Enforcement. An officer had previously attended the site but it seems that the full nature of the issue was not established. The site is unsightly, waste is still being burned there producing toxic fumes. No response had been received from Townley Estates. The issue is causing problems for residents trying to sell their homes.</p> <p><i>Proposed by Cllr K White Seconded by Cllr M Taylor Unanimous</i></p> <p><i>RESOLVED: That the clerk to contact the Upper Valley Coordinator to see if the wardens could intervene. Also, to chase Planning Enforcement for an update.</i></p> |
| 2022(D)067 | <p><u>Item 20. Land opposite the Roebuck Pub in Portsmouth/entrance to the Town – For Information</u></p> <p>To receive verbal update.</p> <p>Cllr K White reported that the raised seating area is unsafe and that the boundary wall is unstable with coping stones missing. The volunteers, including a qualified builder, would like to repair the boundary wall, steps and seating area and plant a flower bed with a low fence to prevent damage by children and animals.</p> <p>The clerk reported that she had received a response from the CMBC Volunteer Coordinator requesting details of the exact location. As soon as this is identified she will be able to support the volunteers.</p> <p><i>Proposed by Cllr K White Seconded by Cllr S Martin Unanimous</i></p> <p><i>RESOLVED: The clerk to forward the Cornholme map received from the CMBC Volunteer Coordinator to Cllr K White to identify the precise location.</i></p> |
| 2022(D)068 | <p><u>Item 21. Frostholme Mill – For Information</u></p> <p>To receive verbal update</p> <p>The clerk advised that she had received a response from the agent on behalf of the owners and that an initial site meeting to consider next steps will take place after Easter. It was noted that the owners favour the possibility of residential accommodation but have not discounted commercial uses.</p> <p>Cllr K White advised that Cornholme is poorly served for transport. He suggested that the best use for the site would be a railway station to improve connectivity for the residents of Cornholme. It was noted that the viability of this for Network Rail would depend upon</p> |

customer footfall. It was suggested that people would travel from Cliviger and Lydgate as well as Cornholme/Portsmouth.

Proposed by Cllr K White Seconded by Cllr S Martin Unanimous

RESOLVED: That the clerk should write to Network Rail, CMBC and West Yorkshire Combined Authority to see if the possibility of a station could be progressed. Also, that the clerk should remain in contact with the owners.

2022(D)069

Item 7. 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 S Martin and Seconded by Cllr L Levick Unanimous

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

RESOLVED:- That the ownership of 7h be established from the land registry.

| Item no | Application Number | Address | Purpose | Consultation Feedback |
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| 7a | 21/01409/FUL | Higher Longfield Farm Rough Side Lane Todmorden Calderdale OL14 6JL | Detached green oak framed single garage with side store. | Supported |
| 7b | 21/00801/HSE | 51 Dineley Avenue Todmorden Calderdale OL14 5PA | First floor side extension and two storey and single storey extension to rear | Supported but noted that bat roosting facilities are required |
| 7c | 21/01345/FUL | Cross Farm New Road Mankinholes Todmorden Calderdale OL14 6HP | Provision of bases for 4 shepherd's huts and 3 bell tents with associated lighting and drainage to form Wellbeing Centre adjacent Cross Farm; formation of paths and hard-standing for car parking and bases for shepherd's huts | Not supported because this development is inappropriate because of: 1. Access issues – the road infrastructure (including a hairpin bend) does not support additional traffic. This would be an issue for the emergency services. Also, the access over Shaw Bridge is problematical as this is damaged and cannot take extra traffic. 2. Nearby ancient buildings (cross) need to be protected. 3. There is an existing application for a 5 x bedroom house outstanding. |

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| | 7d | 20/01519/FUL | 296 Rochdale Road Todmorden Calderdale OL14 7QD | One pair of semi-detached dwellings (Amended plans) | Not supported because of access issues and insufficient parking for cars and cycles |
| | 7e | 22/00189/HSE | 14 Stile Road Todmorden Calderdale OL14 5NU | Demolition of existing rear extension and erection of single storey rear extension with associated external works. | Supported |
| | 7f | 22/00150/FUL | Cloughside House Peel Cottage Road Walsden Todmorden Calderdale OL14 7BF | Construction of 2 x detached dwellings with associated parking and amenity space | Not supported because of: 1.the narrow access road, 2..the reduction in parking available on the site and nearby, and 3. the mixed materials proposed for the two houses 4.the impact of any construction traffic on the road users 5. the existence of a badger sett on the site |
| | 7g | 21/01558/HSE | 3 Church Walk Todmorden Calderdale OL14 6PY | Replace existing lobby with new rear extension, and new first floor extension, constructed on piers, to the front elevation. | Supported |
| | 7h | 21/01462/LBC | 15 Bridge Street Todmorden Calderdale OL14 5AQ | The retrospective application for the installation of an ATM installed through a secure panel to the left hand side of the shop front | Not supported in this important location opposite a grade 1 listed building because of this application is retrospective and because the site is grade 2 listed. It was noted that the tenant is unaware who the landlord is and that he had been advised that all planning permissions had been gained in advance of the work. |

2022(D)070

Item 8a. Correspondence Concerning Previous Planning Applications - For Information

To receive a verbal update

None received

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Date 27 April 2022

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| | <p><u>Item 8b. CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted</u></p> <p>To receive written update</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr the Revd G Kent Unanimous</i></p> <p><i>RESOLVED: That the list be received.</i></p> |
| 2022(D)071 | <p><u>Item 9. Outstanding and Completed Issues Registers, Including Paths and Obstructions – For Information</u></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"> a. Blocked paths and obstructions b. Outstanding Issues Register c. Completed Issues Register <p>The longstanding issue of sump pumps on the list was queried. The Assistant Town Clerk advised that this was on the list of issues considered in the meeting between the Town Clerk and the Head of Regeneration at CMBC.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr A Hollis Unanimous</i></p> <p><i>RESOLVED: That the registers be received.</i></p> |
| 2022(D)072 | <p><u>Item 10. Flood Emergency Planning – For Information</u></p> <p>To receive verbal update</p> <p>The chair referred to the clerk’s note about this. He confirmed that two meeting constructive meetings had been held with CMBC and the Todmorden Flood Group and that a plan was being prepared with a step-by-step process for action (especially communications) in the case of a flood emergency.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr A Hollis Unanimous</i></p> <p><i>RESOLVED: That the update be received</i></p> |
| 2022(D)073 | <p><u>Item 11. Flooding Related Issues – For Information</u></p> <p>To provide verbal/written update on flooding issues in Todmorden</p> <ul style="list-style-type: none"> a. Planning Application for Derdale St b. Sandholme Mill <p>The clerk reported that no updates had been received but that this was still on the agenda for the meeting of the Town Clerk and the Head of Strategic Infrastructure at CMBC.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr L Thorpe Unanimous</i></p> <p><i>RESOLVED: That the update be received</i></p> |

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| 2022(D)074 | <p><u>Item 12. Imminent Proposal to Remove 78 Hectares of Trees in Portsmouth by March 2022 - For Information</u></p> <p>To receive written update</p> <p>Proposed by Cllr Seconded by Cllr Unanimous</p> <p>RESOLVED: To receive written update and await response from CMBC, the Forestry Commission, Cllr S Patient and Treesresponsibility</p> |
| 2022(D)075 | <p><u>Item 15. Centre Vale Park – for Information</u></p> <p>To provide verbal/written update from Cllr P Taylor</p> <p>Proposed by Cllr Seconded by Cllr Unanimous</p> <p>RESOLVED: That this agenda item be deferred to the next meeting as Cllr P Taylor was not present for this meeting.</p> |
| 2022(D)076 | <p><u>Item 16. Instability of houses on Halifax Rd – For Information</u></p> <p>To receive a verbal update</p> <p>Ms N Stocks advised that the cracks in the homes on this part of Halifax Road had deteriorated and believes that the speed of traffic on that stretch is exacerbating the problem. She requested that the possibility of extending the 20MPH zone be extended from Todmorden to the Shell petrol station.</p> <p>Proposed by Cllr S Martin Seconded by Cllr L Thorpe Unanimous</p> <p>RESOLVED: That the clerk write to Stephen Lee requesting that the current 20MPH zone be extended from Todmorden to the Shell Garage on Halifax Road.</p> |
| 2022(D)077 | <p><u>Item 17. Hollins Mill – for Information</u></p> <p>To receive a verbal update</p> <p>The clerk advised that Richard Seaman had advised that an internal meeting was taking place on 1 April to consider actions.</p> <p>Proposed by Cllr S Martin Seconded by Cllr A Hollis Unanimous</p> <p>RESOLVED: To receive the update and to await this further update.</p> |
| 2022(D)078 | <p><u>Item 18. Clarification of CMBC policies about response times – For Information</u></p> <p>To receive a verbal update</p> <p>Proposed by Cllr S Martin Seconded by Cllr A Hollis Unanimous</p> <p>RESOLVED: To receive the update and to request that this is reviewed at the meeting that the Town Clerk has with senior CMBC managers</p> |
| 2022(D)079 | <p><u>Item 22. Any Items for Discussion for a Future Agenda – For Information</u></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"> • Hollins Mill • Clarification of CMBC policies about response times |

Signature.....

Date 27 April 2022

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| | <ul style="list-style-type: none"> • Instability of houses on Halifax Rd and other issues • Unsightly area near Station Approach in Portsmouth • The status of traffic issues in Cornholme • Review of flood emergency planning arrangements • Land opposite the Roebuck Pub in Portsmouth – entrance to the Town • Frostholve Mill • Presentation by Graham Hales – Disability Forum for Todmorden • Tipside • Centre Vale Park • Invite Yorkshire Water to present March 2023 |
| 2022(D)080 | <p><u>Item 23. Date of the Next Committee Meeting – For Information</u> To note the date of the next committee meeting scheduled for Wednesday 27 April 2022 at 7.30pm.</p> <p>The meeting ended at 9.20pm.</p> |