

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 21st August at 7:30 pm

Councillors Present: Cllrs C Potter (Chair), K White (Ex – Officio) R Coleman – Taylor, A Hollis, The Revd. G Kent, L Levick, S Martin, L Needham, T Roberts, P Taylor,

Absent Councillors: Cllrs A Greenwood, K White, J Williams

Observing Councillors (not a member of the committee):

Officers: Colin Hill – Town Clerk (minute taker)

Members of the Public: 6 members of the public

2019(D) 084	<p><u>ITEM 1 APOLOGIES FOR ABSENCE</u></p> <p>To receive and approve apologies for absence and reasons given to the Clerk prior to the meeting</p> <p>Proposed by Cllr. T Roberts and Seconded by Cllr. A Hollis</p> <p>RESOLVED:-</p> <p>That the apologies and reasons for absence, be received from Cllrs Cllrs A Greenwood, K White, and J Williams be approved.</p>
2019 (D) 085	<p><u>ITEM 2 DECLARATIONS OF INTERESTS</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>None were declared.</p>
2019 (D) 086	<p><u>ITEM 3 PUBLIC PARTICIPATION</u></p> <p>Mr Christian Jackson raised the issue of the need for the Moorlands Policy to be updated and raised concerns that this was not being considered by Calderdale as part of the planning process.</p> <p>Mr Rodney Young addressed the committee regarding Item 11.</p>

Signed Chair:

Dated:

	<p>Members agreed to bring forward this item to deal with at this stage of the Agenda in order for a resolution to be considered.</p> <p>Mr Young presented a signed letter on behalf of a number of shopkeepers concerning flooding that took place on 16th March 2019 on Halifax Road in front of the Lidl Superstore and requested that the committee look at removing the pavement in front of the ponds that Lidl had excavated to take flood water off the main road and surrounding area.</p> <p>Had the fire service not been available to attend shops would have had flood water in them again.</p> <p>On a number of occasions subsequent rainfalls since this date has lead to water coming off the drive of Lidl store like a river, indicating their own drainage systems are not working correctly.</p> <p>Mr Young has some technical expertise in this area and asserts that the technical solution to this was not carried out properly.</p> <p>He requests a meeting with Steven Lee of Calderdale Council takes place with some urgency.</p> <p>Members agreed with the concerns raised and passed a resolution under Item 11 on the agenda.</p>
2019(D) 087	<p><u>ITEM 4 MINUTES</u></p> <p>To approve the minutes of the Development Committee meeting held on the 31st July 2019</p> <p>The Clerk apologised that minutes for the meeting held on the 31st July 2019 were not available for signing by the Chairman and will be brought to the next Development Committee Meeting.</p> <p>Action Town Clerk to bring minutes of 31st July to next meeting.</p>
2019 (D) 088	<p><u>ITEM 5 EXCLUSION OF PRESS AND PUBLIC - PUBLIC BODIES (ADMISSION TO MEETINGS ACT) 1960</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>Proposed by Cllr. C Potter and Seconded by Cllr. S Martin</p> <p>RESOLVED:-</p> <p>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.</p>
2019 (D) 089	<p><u>ITEM 6 GUIDELINE FOR DEVELOPMENT COMMITTEE ON PLANNING CONSIDERATIONS</u></p> <p>To receive the report produced by the Town Clerk for the Development Committee.</p>

	<p>Members received the guidelines and suggested additional items to be included in due course regarding Flood Awareness (Risk being addressed including run off), Climate Emergency considerations to be strengthened and Moorlands policy to be referenced.</p> <p>The Town Clerk advised Members that this will be a working document to be continually updated as and when additional items are considered at Development Committee that would be helpful to incorporate into the document.</p>
2019 (D) 090	<p><u>ITEM 7 CORRESPONDENCE</u> No correspondence to be received.</p>
2019 (D) 091	<p><u>ITEM 8 CORRESPONDENCE RECEIVED IN RESPECT OF PLANING APPLICATIONS PREVIOUSLY CONSIDERED</u> None received</p>
2019 (D) 092	<p>ITEM 9 COMMENTS ON PLANNING APPLICATIONS</p> <p>DELEGATED CONSULTEE RESPONSES</p> <p>Planning application number 1900584/FUL Kingdom Hall Stansfield Road Todmorden Calderdale OL14 5DL – Extension to rear with alterations to interior and fenestration Proposed Cllr. C Potter and Seconded by L. Needham Unanimous Resolved: That Todmorden Town Council supports this application and raises no objection.</p> <p>Planning application number 19/00572/LBC Dean Bottom Farm Jumble Hole Road Charlestown Hebden Bridge Calderdale OL14 8SU – Restore the original doorway to the farmhouse, restore bricked up window and doorway between the barn and the farmhouse (Listed Building Consent) Proposed by Cllr. C Potter and Seconded by Cllr. L Levick Unanimous Resolved: That Todmorden Town Council supports this application and raises no objection but recommends any restoration work is sympathetic to existing and that the conservation officer has considered this application and approved the proposed restoration of original features.</p>
2019 (D) 093	<p>Planning application number 19/00657/HSE 2 The Glen Todmorden West Yorkshire OL14 8ES – Single storey extension to rear (Retrospective) Proposed Cllr. A Hollis and Seconded by Cllr. T Martin 9 for 1 against- carried Resolved: That Todmorden Town Council has no comment on this application.</p>
2019 (D) 094	<p><u>ITEM 10 OTHER PLANNING ISSUES FOR CONSIDERATION</u> None received</p>
2019 (D) 095	<p><u>ITEM 11. LIDL DRAINAGE PROBLEMS</u></p> <p>Request from Shops on Halifax Road for support for the demand to meet CMBC officers regarding the Lidl drainage problem</p> <p>Following representation made on behalf of shopkeepers under Item 3 and following Member discussions</p> <p>Proposed by Cllr. C Potter and seconded by Cllr. P Coleman -Taylor</p>
2019 (D) 096	

Signed Chair:

Dated:

	<p>Resolved ;</p> <p>That the Town Clerk seek to arrange an onsite meeting at the earliest opportunity with Steven Lee from Calderdale Council and Mr Young and to advise Members of this meeting should some wish to also attend.</p> <p>That the Town Clerk formally write on behalf of the Todmorden Town Council to raise this as a priority issue with the MP Craig Whittaker, Todmorden Ward Councillors and Calder Valley Councillors</p>
2019 (D) 097	<p><u>ITEM 12 SUMP PUMPS</u></p> <p>To receive an update on the issues regarding Sump Pumps</p> <p>Members were updated on the latest email correspondence with Calderdale Cllr. S.Press who is taking this matter up directly with Officers at Calderdale Council</p> <p>Members noted this progress.</p>
2019 (D) 098	<p><u>ITEM 13 CALDERDAL LOCAL PLAN</u></p> <p>To discuss the current situation with the Calderdale Local Plan</p> <p>Cllr. Roberts updated Members on the latest position:-</p> <ul style="list-style-type: none"> • Inspector looking at Stage 1 and that the response initially is that Calderdale Council needs, amongst other matters, to carry out further work on their Housing Needs Assessment(HNA) • This will take time and therefore possible that the Inspector/Calderdale Council will deal with outstanding issues apart from those relating to the HNA in order for progress to be made. <p>The Town Clerk updated Members that following discussions with our Planning Consultants assisting with our Neighbourhood Plan, Todmorden Town Council should apply for its own HNA to be done to ensure that this more accurately reflects Todmorden's specific need as opposed to the wider Calderdale approach by Calderdale Council as part of their Local Plan submission. This is an item that can be funded through the Locality Grant.</p> <p>The Town Clerk suggested that at this stage there is no need for the Neighbourhood Plan Sub Group to meet as the plan was now nearing its final stages once the HNA is carried out. It may helpful to Members not previously involved, for the consultants to present at the next Development Committee and overview of the process and consideration of responses to the Local plan and Design Brief.</p> <p>It was agreed that the next Development Meeting would be brought forward to 6.30 pm with a light agenda focussing mainly on the Neighbourhood Plan</p> <p>Proposed by Cllr. C Potter and Seconded by Cllr. T Roberts</p> <p>Resolved: That the Town Clerk be authorised to submit an application through Locality for the HNA work to be commissioned and funded and to send to Members the latest Draft Plan when updated by Consultants and the Design Brief.</p>

Signed Chair:

Dated:

2019 (D) 99	<p><u>ITEM 14 MOORLANDS POLICY</u></p> <p>That a copy of the previously mentioned Moorlands Policy be distributed and acknowledged by members.</p> <p>Following the Public comments at Item 3, Members also raised a number of queries around this policy but it was noted that this was adopted in December 2007.</p> <p>The Town Clerk advised Members that this will need to be considered more fully but rather than establish a working group to consider this, allow the Town Clerk to revisit this and consider this in line with any Calderdale Council Policy that may be in existence and whether this can be included within the Designated Neighbourhood Plan area and to bring this back to the Development Committee in the new year, given other policy priority areas that need to be addressed within the Council.</p> <p>Action: Town Clerk to revisit this policy in due course.</p>
2019 (D) 100	<p><u>ITEM 15 FOOTPATHS AND OBSTRUCTIONS</u></p> <p>To consider any issues surrounding footpaths and obstruction</p> <p>Members expressed their general concern about ensuring all footpaths are kept clear of obstruction and allowed effective drainage to take place. All Members are encouraged to report any items they come across through “Customer First”</p> <p>Members were concerned about two specific areas of blocked drains:-</p> <ul style="list-style-type: none"> • Side of Market area towards the Bus Station • Off Stansfield Hall Road below Hall Wall
2019 (D) 101	<p><u>Cheques for signature</u></p> <p>There were no cheques presented for signature</p>
2019 (D) 102	<p><u>Any Items for Discussion for a future agenda</u></p> <ul style="list-style-type: none"> - Neighbourhood Plan <ul style="list-style-type: none"> o Overview by Integreat (Jamie Wilde) o Design Guide - Minutes of 31st July to be brought to meeting - Sump pumps update - Flooding issue re Lidl site update
2019 (D) 103	<p><u>DATE OF THE NEXT COMMITTEE MEETING</u></p> <p>The date of the next committee meeting was noted – Wednesday September 11th 2019 at 6.30pm, Todmorden Town Hall.</p> <p>There being no further business, the Chair closed the meeting at 8:45pm</p>