

TODMORDEN TOWN COUNCIL

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MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held remotely on Wednesday 6 January 2021 at 7:30 pm

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

2021(D)001	<p><u>Tribute and One Minute Silence for Mr Frank McManus</u></p> <p>The chair spoke of the many qualities and achievements of Mr McManus, who was previously the mayor of Todmorden, who died recently.</p> <p>A one-minute silence was observed.</p>
2021(D)002	<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>Apologies received from Cllrs T Greenwood and K White.</p> <p><i>Proposed by Cllr J Williams Seconded by Cllr A Hollis Unanimous</i></p> <p>RESOLVED: That apologies be accepted for the reasons stated, namely that Cllr T Greenwood is engaged on other business and Cllr K White for health reasons.</p>
2021(D)003	<p><u>Item 2. Declarations of Interest</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 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>

Signed Chair:

Dated: 03.02.2021.....

	<p>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 pecuniary interests declared, however, Cllr C Potter declared that the site in item 6a abuts her property. As a result, she would not vote on the decision for this planning application.</p>
2021(D)004	<p><u>Item 3. Public Participation</u></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>The chair invited Ms Stocks to address the meeting about the request for planning permission for item 6d, Derdale St. Ms Stocks said that the ground level for the Derdale St site had been raised, by the developers, by around 7ft, which is in excess of that normally set by the Environment Agency. She understood that the EA states that industrial development should be 600mm above the flood level and residential properties be 900mm above this. The original plans were for an industrial development. She expressed concern about the lack of attenuation (only soakaways) for the development. She said that the EA requires that new developments should make provision to improve the position for existing properties, but existing development have not done this.</p>
2021(D)005	<p><u>Item 4. Minutes</u></p> <p>To approve the draft minutes of the Development Committee meeting held 25 November 2020, (previously circulated)</p> <p><i>Proposed by Cllr L Needham and Seconded by Cllr the Revd G Kent Unanimous</i></p> <p>RESOLVED:-</p> <p><i>That the draft minutes of the Development committee meeting held on the 25 November 2020 be approved as a true record of proceedings and signed by the Chair.</i></p>
2021(D)006	<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><i>Proposed by Cllr C Potter and Seconded by Cllr A Hollis Unanimous</i></p> <p>RESOLVED:-</p> <p><i>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.</i></p>

Item 6. Comments on Planning Applications

To submit comments on the planning applications received from Calderdale Council. Comments as detailed below were Agreed by Members En Bloc

Proposed by Cllr J Williams and Seconded by Cllr P Taylor Unanimous (except for Cllr C Potter who did not vote on item 6a)

RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council *En Bloc*

Item no	Application Number	Address	Purpose	Consultation Feedback
6a	20/20252/TPO	Unitarian Church Honey Hole Road Todmorden Calderdale OL14 6LE Management of trees (Prune and Fell) (Tree Preservation Order)	Management of trees (Prune and Fell) (Tree Preservation Order)	TTC supports the management of these trees and recommends that native trees be planted to replace those felled
6b	20/01196/HSE	10 Hare Court Todmorden Calderdale OL14 8DQ	Single storey rear and side conservatory style extension	Supported
6c	20/00287/FUL	Land Rear Of 30 Cross Lee Road Todmorden Calderdale	Revised estate road layout pursuant to planning permission 04/01508, 19/00692 and 20/00775/FUL	Supported
6d	20/01367/FUL	Derdale Development Derdale Street Todmorden Calderdale	Construction of 12 Houses in lieu of 9 Industrial Units as Planning Permission 03/00937	Not supported. TTC is thoroughly unhappy and quite troubled about the potential for flooding likely with the current raised land level of the site (around 7ft) and the lack of provision for drainage (the drains are currently inadequate in that area and already cause flooding into existing properties in the area) and the inadequate proposals for attenuation. The proposed tank seems inadequate for the likely flow.

					The developments currently underway in the nearby vicinity have exacerbated the existing serious flooding in nearby properties and it is expected that the Derdale St development (as planned) will exacerbate this even further.
6e	20/01386/HSE	8 Willow Bank Todmorden Calderdale OL14 8BY	First floor extension to rear (Amendment to planning application 20/00419/HSE)	Supported	
6f	20/20248/TPO	Land Opposite Causeway Wood Causeway Wood Road Todmorden Calderdale	Fell two trees (Tree Preservation Order)	Supported. It is recommended that native trees be planted to replace the felled trees	
6g	20/80011/DNO	Ferney Lee Services For Older People Lower Ferney Lee Todmorden Calderdale OL14 5NR	Demolition of former care home	Supported	
6h	20/01349/FUL	Hawkstones Farm West Kebs Road Todmorden Calderdale OL14 8SB	Conversion of existing horse stables into pet crematorium and associated car parking	Supported subject to the relevant building regulations being applied	
6i	20/01288/FUL	2 St Peters Gate Walsden Todmorden Calderdale OL14 6SW	Conversion of existing dwelling and post office to three dwellings including dormer windows to rear elevation.	Not supported on the basis that there is insufficient information provided. For example, no reference is made to the parking of cars or the storage of bins. Concern was expressed about the parking of cars on St Peters Gate as this would effectively make the road a single-track road and would affect the gateway to the detriment of the residents.	
6j	20/00540/FUL	Car Park Side Of 752 Burnley Road	Residential development of five town	Not supported. In the previous consultation TTC requested an invasive	

Signed Chair:

Dated: 03.02.2021.....

		Todmorden Calderdale	houses (amended plans and Flood Risk Assessment)	ground survey be done as there are concerns about land stability. The ground survey has not been done. Also, concern was expressed about the limited parking provision. Residents have also expressed concern about the increased possibility of flooding caused, the blind spot for access/egress to Burnley Rd and a lack of light and overcrowding likely to be caused by the development,
6k	20/01173/FUL	Walsden Cricket And Bowling Club Rochdale Road Todmorden Calderdale OL14 7SX	Renewal of permission for the caravan to the side of the cricket field as originally approved on 17/01262/FUL	Supported
6l	20/01323/FUL	Land Adjacent To 5 California Drive Todmorden West Yorkshire	New dwelling	Supported subject to a land stability report, a contamination report, investigations concerning the spring water pipe on the site and permeable surfaces.

Proposed by Cllr J Williams and Seconded by Cllr P Taylor Unanimous

RESOLVED:- That the Assistant Town Clerk will write concerning the issues with the Derdale St planning application to:

- ***Calderdale Planning Department***
- ***Calderdale Flood Department***
- ***Calderdale Ward Councillors***
- ***Environment Agency***
- ***Canals and Rivers Trust***
- ***Yorkshire Water***

Proposed by Cllr J Williams and Seconded by Cllr P Taylor Unanimous

RESOLVED:- It was also agreed that thanks should be recorded for the management and staff of the Ferney Lee Care Home for the work they have done over the years to support residents.

2021(D)008	<p><u>Item 7. Any Items for Discussion for a Future Agenda</u> To notify the Clerk of any matters for inclusion on the agenda of the next meeting.</p> <ul style="list-style-type: none"> • Derdale St planning permission/flooding issues • Removal of 1930s wall stones from the newbuild Aldi site • Cross Stone Rd – Dangerous to pedestrians
2021(D)009	<p><u>Item 8. Date of the Next Committee Meeting</u> To note the date of the next remote committee meeting scheduled for Wednesday 3 February 2021 at 7.30pm.</p>