

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 11th September at 6:30 pm

Councillors Present:	Cllrs C Potter [Chair], K White, A Greenwood (joined at 7.25pm) L Levick, L Needham, S Martin ,T Roberts, J Williams and A Hollis,
Absent Councillors:	Cllrs R Coleman-Taylor, The Revd. G Kent, P Taylor
Observing Councillors	(Cllr M Holstedt joined the meeting during Item 7):
Officers:	Colin Hill – Town Clerk (Minute Taker)
Members of the Public:	Two members of public plus Integreat Planning Consultant and one other Planning Consultant

2019(D) 104	<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. C Potter and Seconded by Cllr. K White Unanimous</p> <p>RESOLVED:-</p> <p>That the apologies and reasons for absence, namely attendance at formal church event for the council and injury, be received from Cllrs R Coleman-Taylor, The Revd. G Kent, P Taylor</p>
2019 (D) 105	<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>Cllr. T Roberts declared non - pecuniary interest in item 6-8 in that is involved in local plan. Agreed not a conflict.</p> <p>Cllr A Hollis declared a non – pecuniary interest in item 11 re persons known to him.</p>
2019 (D) 106	<p><u>ITEM 3 PUBLIC PARTICIPATION</u></p> <p>Two Members of public advised that they would submit by email to the Town Clerk information for consideration regarding the Neighbourhood Plan relating to a specific site</p>

Signed Chair:

Dated:

2019(D) 107	<p><u>ITEM 4 MINUTES</u></p> <p>To approve the minutes of the Development Committee meeting held on the 21st August 2019</p> <p>Proposed by Cllr. C Potter and Seconded by Cllr. L Levick Unanimous</p> <p>RESOLVED:-</p> <p>That the draft minutes of the Development committee meeting held on the 21st August 2019 be approved as a true record of proceedings and signed by the Chair, subject to the following factual amendments:</p>
2019 (D) 108	<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. A Hollis and Seconded by Cllr. J Williams Unanimous</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) 109	<p><u>ITEM 6/7/8 NEIGHBOURHOOD PLAN (NP)</u></p> <p>Integreat, Todmorden Town Council appointed Planning Consultants for the NP presented to Members and outline of the NP and in general terms went through the Aims and Ambitions and Policies supporting these.</p> <p>Members were advised that Calderdale Council had responded to the current draft NP with a 17 page response, but that apart from slight changes to some policy wording, generally this was felt to be a light touch response and encouraging that the NP will fit in with the overall Local Plan.</p> <p>Members were advised that the timing to get to the stage of formal adoption is likely to be mid-summer 2020 given Calderdale Council in respect of their local plan, still have work to complete regarding site allocation.</p> <p>Members noted that this provided a window of opportunity to complete important parts of the overall plan and especially identifying Housing Needs unique to Todmorden.</p> <p>Key elements either missing or needing further detail were considered and Members then proceeded to pass the following resolution.</p> <p>Proposed by Cllr. C Potter and seconded by Cllr K White Unanimous</p> <p>RESOLVED: That the Town Clerk</p> <p style="padding-left: 40px;">a) Seeks views from Members regarding specific Housing Need for Todmorden and together with the draft Neighbourhood Plan Policies use</p>

	<p>this to inform the request for a Housing Needs Assessment to be carried out through the use of Locality / AECOM.</p> <p>b) To seek from Members details of local green spaces</p> <p>c) To ask Members to identify local buildings of significant heritage value to Todmorden so that these can be included within the Neighbourhood Plan</p>										
2019 (D) 110	<p><u>ITEM 9 Correspondence</u></p> <p>None received but in view of the previous representations made by local business regarding flooding issues near Lidl's, the Town Clerk updated Members about an onsite meeting earlier in the day with Calderdale Council, and will forward his email response to the meeting to members for their information.</p>										
2019 (D) 111	<p><u>ITEM 10 Correspondence received in respect of planning applications previously considered</u></p> <p>None received</p>										
2019 (D) 112	<p><u>ITEM 11 DELEGATED CONSULTEE RESPONSES</u></p> <p>Resolved: to receive the Calderdale Council planning applications in block.</p> <table border="1" data-bbox="405 853 1519 1122"> <tr> <td>11a</td> <td>19/20124/TPO</td> <td>Sycamores Holebottom Hole Bottom Road Todmorden Calderdale OL14 8DD</td> <td>Prune fifteen and fell one tree (Tree Preservation Order)</td> <td></td> </tr> </table> <p>Comment:</p> <p>Proposed by Cllr. C Potter and seconded by Cllr. J Williams- all in favour with one abstention</p> <p>RESOLVED</p> <p>Members support this application.</p> <table border="1" data-bbox="405 1435 1519 1715"> <tr> <td>11b</td> <td>19/00944/HSE</td> <td>Hallstones Green Farm Broad Lane Todmorden Calderdale OL14 8RY</td> <td>Internal remodel of existing house with extended porch</td> <td></td> </tr> </table> <p>Comment:</p> <p>Proposed by Cllr. A Greenwood and seconded by Cllr. J Williams Unanimous</p> <p>RESOLVED</p> <p>Members support this application.</p>	11a	19/20124/TPO	Sycamores Holebottom Hole Bottom Road Todmorden Calderdale OL14 8DD	Prune fifteen and fell one tree (Tree Preservation Order)		11b	19/00944/HSE	Hallstones Green Farm Broad Lane Todmorden Calderdale OL14 8RY	Internal remodel of existing house with extended porch	
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Signed Chair:

Dated:

		11c	19/00927/COU	17 Halifax Road Todmorden Calderdale OL14 5AG	Change of use from hairdresser (A1) to tutoring business (D1)	
<p>Comment:</p> <p>Proposed by Cllr. C Potter and seconded by Cllr. J Williams Unanimous</p> <p>RESOLVED</p> <p>Members support this application.</p>						
		11d	18/01390/FUL	Former Glenroyd Burnley Road Todmorden Calderdale	Construction of 10 No semi-detached dwelling units and 2 No apartment blocks each containing 8 No units (Amended plans)	
<p>Comment:</p> <p>Comment:</p> <p>Proposed by Cllr. C Potter and seconded by Cllr. J Williams Unanimous</p> <p>RESOLVED</p> <p>That whilst Members welcome this application they would wish to be assured that permeable surfaces are being used in order to mitigate any water run off within the development.</p>						
2019 (D) 114	<p><u>ITEM 12 Other Planning Issues for Consideration</u></p> <p>Cllr A Hollis emphasised the need for Calderdale Council to get addresses correct</p>					
2019 (D) 115	<p><u>ITEM 13 FOOTPATHS AND OBSTRUCTIONS</u></p> <p>To consider any issues surrounding footpaths and obstruction</p> <p>Gates at Lidl to the ponds had been left undone but were now closed. Some street signs had been stolen/damaged.</p> <p>The Town Clerk requested that Members pass on any issues to him to in turn inform Calderdale Council.</p>					
2019 (D) 116	<p><u>ITEM 14 CHEQUES</u></p> <p>To receive the schedule of cheque payments that require signing in accordance with the Financial Regulations.</p> <p>Four cheques were presented for signature to the value of £2204.00</p> <p>Proposed by Cllr. A Greenwood and Seconded by Cllr. C Potter</p> <p>RESOLVED:</p> <p>That the cheques be signed in accordance with Council procedures.</p>					

Signed Chair:

Dated:

2019 (D) 118	<p><u>ITEM 15 Any Items for Discussion for a future agenda</u></p> <ul style="list-style-type: none"> • Condition of pavements • One stop frontage • Allotment Sites
2019 (D) 119	<p><u>ITEM 16 DATE OF THE NEXT COMMITTEE MEETING</u></p> <p>The date of the next committee meeting was noted – Wednesday 2nd October at 7.30pm, Todmorden Town Hall.</p> <p>There being no further business, the Chair closed the meeting at 9pm.</p>

Signed Chair:

Dated: