

TODMORDEN TOWN COUNCIL

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MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held remotely on Wednesday 3 February 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 K White and T Greenwood
Observing Councillors:	Cllr D Skelton (for TLC presentation only)
Officers:	Mrs S Miles – Assistant Town Clerk (Minute taker)
Presenter:	Mr D Wardell – Todmorden Learning Centre and Community Hub
Members of the Public:	Ms N Stocks and Mr B Menear

2021(D)010	<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 Cllr K White</p> <p><i>Proposed by Cllr the Revd G Kent Secoded by Cllr J Williams Unanimous</i></p> <p>RESOLVED: That the apology be accepted from Cllr K White which was due to ill health.</p>
2021(D)011	<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 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.</p>

Signed Chair:

Dated: 03.03.2021.....

2021(D)012	<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>No comments made at this stage.</p>
2021(D)013	<p><u>Item 4. Minutes</u></p> <p>To approve the draft minutes of the Development Committee meeting held 6 January 2021, (previously circulated)</p> <p><i>Proposed by Cllr the Revd G Kent and Seconded by Cllr R Coleman-Taylor Unanimous</i></p> <p>RESOLVED:-</p> <p><i>That the draft minutes of the Development committee meeting held on the 6 January 2021 be approved as a true record of proceedings and signed by the Chair.</i></p>
2021(D)014	<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 J Williams and Seconded by Cllr R Coleman-Taylor 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>
2021(D)015	<p><u>Item 6. Presentation by Dave Wardell of Todmorden Learning Centre and Community Hub</u></p> <p>To present an update on the Todmorden Learning Centre and Community Hub (TLCCH)</p> <p>Mr D Wardell said that the TLC is a Community Benefit Society as well as a charity. The Board consists of 7 people from different backgrounds and he is the Chair. There are many volunteers also.</p> <p><u>Introduction</u></p> <ul style="list-style-type: none"> • There is a need for the training/retraining of people displaced from the traditional job market in a world where there is a need to achieve the UKs net-zero carbon target by 2040. • TLCCH has secured a grant of £250,000+ to provide accredited training in subjects relevant to the climate emergency. It is setting up a faculty for climate change training.

- The asset transfer is in its final stage (confirmed at Calderdale Council's Cabinet meeting 9 November 2021). Calderdale MBC has agreed to provide additional financial support, if necessary, for the first 3 years.

Strategy

The fundamentals of the strategy are:

- Community – to provide a community space, Support local businesses and support local youth.
- Climate Challenge – to promote the sustainable use of land, building methods and low and zero-carbon options.

Mr Wardell reported that the Youth Club run by Calderdale CMBC at the TLCCH has ceased. TLCCH will not run youth activities itself but will host other organisations delivering youth services.

Business Plan

Although the fundamentals remain the same, TLCCH has updated them to incorporate cash flow and profit and loss forecasts and these have been scrutinised by Calderdale MBC's Chief Finance Officer.

Covid-19

Originally it was planned TLCCH would take over the Community College in March 2020 but this has been delayed by Covid-19. It is now likely it will be 1 April 2021.

Grants

Grants include £55,000 from Sports England (to refurbish the gym and hall), £270,000 to set up the Climate Challenge College as well as smaller grants. It will be easier for them to secure future grants once the asset transfer has taken place.

Funding

- Projections indicate TLCCH will make a loss in the first 2 years and start to make a profit towards the end of the 3rd year. This assumes of room hire being 8% in year 1, 12% in year 2 and 16% in year 3. 16% is based on a room occupancy rate of 16%.
- TLCCH has secured an interest free loan from the Co-op Foundation of £50,000 to support cash flow of the first few years.
- Calderdale MBC has provided buffer funding for the first 3 years (the asset transfer provides financial benefits to Calderdale MBC even if the buffer funding is drawn down).

Climate Challenge College

The Climate Challenge College (CCC) will be an education faculty within the TLCCH. This project is focused on kickstarting several new sustainable industries which are currently marginal but will need to be mainstream to mitigate climate change.

The aim is to offer learning, practical experience and qualifications in land management and food production, sustainable building and micro generation. They are working with Durham and Leicester universities (plus other Northern universities) to develop the qualifications.

Town Deal

TLCCH projects are a significant part of the Todmorden Town Deal bid and they are 'shovel ready'. It may be 2022 before funding comes from this. If funding is not available from this source, the projects will still go ahead, albeit more slowly.

Conclusion

Subject to the mandatory alignment of the TUPE to the transfer, it is planned that the transfer of assets will be 1 April 2021. Once this has happened, they will apply for

additional grants, start the planned refurbishment of the hall, gym and some other areas. They will start to take room bookings.

Question and Answers

It is likely that the centre could be open daily between 8.30am-9pm. Hires could be day/evening events such as weddings but also with regular or ad hoc hires such as for yoga, exercise, Art, English/Maths classes and the Children's' Centre.

TLCCH has done surveys to gauge the likely need for room hire prior to 2020 and hoped that demand would return post Covid-19.

The chair thanked Mr D Wardell for his useful presentation.

2021(D)016

Item 7. 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 L Needham and Seconded by Cllr P Taylor Unanimous

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

Item no	Application Number	Address	Purpose	Consultation Feedback
7a	20/01397/FUL	Holden Gate Farm Cottage Bacup Road Todmorden Calderdale OL14 7HP	Demolition of horse stables to facilitate granny annexe	Not supported until the issues raised by the Planning Officer are resolved. It was noted that the annex is planned to be a separate building, that there are parking issues and that it would be likely cars would need to back out onto Bacup Rd which is a 60MPH road.
7b	20/00646/FUL	Former Garage Site Ridge Road Todmorden Calderdale	Residential development of six flats (Amended Plans)	Not supported. The previous TTC response that a detailed geotechnical survey be done has not taken place. There are serious concerns about land instability, surface water run off and parking

Signed Chair:

Dated: 03.03.2021.....

7c	20/01471/HSE	Fieldhead Cross Lee Todmorden West Yorkshire OL14 5NZ	Infil extension between existing garage and dwelling, single storey extension to side and new pitched roof to existing flat roof.	Supported provided permeable surfaces are implemented
7d	20/20259/TPO	Land Off Robinwood Terrace Todmorden Calderdale	Management of trees (pruning and removal of saplings)(Tree Preservation Order)	Supported
7e	20/20267/TPO	Land Adj 33 Heather Bank Birks Lane Walsden Todmorden Calderdale	Fell two trees (Tree Preservation Order)	Supported but recommend that the felled trees be replaced by indigenous trees, if not in the same position, elsewhere on the site.
7f	20/01437/HSE	6 Fir Wood Close Walsden Todmorden West Yorkshire OL14 7QB	Conversion and extension of double garage to create annex (Ancillary to Dwelling)	Supported providing there is adequate parking available and that new surfaces are permeable.
7g	20/01568/REM	Calf Lee House Calf Lee Lane Walsden Todmorden Calderdale OL14 6XB	Removal of condition 5 of planning permission 18/01281/CON adjacent building confirmed non- agricultural and non-equine use.	Not supported.
7h	20/20269/TPO	3 - 4 The Grove Todmorden Calderdale OL14 8RB	Prune one tree (Tree Preservation Order)	Supported

	7i	20/01246/HSE	11 Commercial Street Todmorden West Yorkshire OL14 5RG	Single storey extension to rear	Supported
	7j	20/01478/FUL	Land West Of 7 California Drive Todmorden Calderdale	Residential development of one pair of semi-detached dwellings	<p>Not supported on the information provided.</p> <p>As this land was previously a quarry many additional surveys are required including a:</p> <ul style="list-style-type: none"> • Topographical survey / service trace. • Detailed land stability assessment. • Arboricultural survey to assess the trees species present on site. • A phased approach of Intrusive site investigation, comprising: <ul style="list-style-type: none"> • Trial pitting first (tracked excavator) to create access and determine shallow soil types. • Dependant on the trial pitting, conduct windowless sampling and/or cable percussive drilling. • Installation of standpipes in boreholes to allow gas concentrations and groundwater levels to be monitored. • The undertaking of soil infiltration rate testing. • Geotechnical testing of soils. • Contamination analyses of soil.

	7k	20/01492/HSE	4 Shaw Wood Avenue Todmorden Calderdale OL14 6DD	Single storey extension with link to rear elevation	Not supported as it is unclear whether the purpose of the building will be an art studio or an art gallery which may entail visitors and the need for parking in an area with little available.
	7l	21/20007/TPO	Boggart Hall The Mount Todmorden Calderdale OL14 8BH	Prune one tree (Tree Preservation Order)	Supported
2021(D)017	<p><u>Item 8. Outstanding Issues Register</u> To receive the Outstanding Issues Register</p> <p>There was a discussion about the number of blocked drains and that these had been reported but no response forthcoming. Several land drains are also not functioning such as near Longfield Rd, Hey Head Lane, Lee Bottom Rd. It was thought that several of these drains are on landowners' land.</p> <p>Members were asked to forward the details with photos to the Assistant Town Clerk who will report them.</p>				
2021(D)018	<p><u>Item 9. Correspondence Received</u> To receive correspondence</p> <p>a. Planning appeal letter from Calderdale MBC about listed building on Rose Bank</p> <p><i>Proposed by Cllr J Williams and Seconded by Cllr Steve Martin Unanimous</i></p> <p><i>RESOLVED: That the Assistant Town Clerk will write to Calderdale Planning Department supporting this action and to request an update.</i></p> <p>b. Letter from Interim Development Lead at Calderdale about Sandholme Mill site</p> <p>An email has been received from interim Development Lead, Maria Bailey, stating that the issue of land level would be raised with the agent. The Assistant Town Clerk has emailed Paul Copeland who is now looking after this issue for an update about the possible contamination issue.</p>				
2021(D)019	<p><u>Item 10. Flooding Related Issues</u> To provide verbal update on flooding issues in Todmorden</p> <p>a. Planning application for Derdale St</p> <p>The letters to the Calderdale Planning Office, Calderdale Flood Management team, the Calder Ward Councillors, the Environment Agency, Canal and River Trust and Yorkshire Water were received together with some early replies.</p>				

	<p>The issue of the implementation of old planning permissions was particularly problematic in an area that has suffered several floods in the last five years. Although Calderdale Council has the power to overturn earlier planning permissions it was agreed that probably a change to the law was needed.</p> <p>The chair mentioned that the Town Clerk was currently drafting a letter for Robin Tuddenham bringing together the issues of topography, drainage, planning and policies. This letter will be sent this week and will be brought to the next meeting of the Committee.</p> <p>The chair thanked the staff for their work on this.</p>
2021(D)020	<p><u>Item 11. Removal of 1930s Wall Stones From Newbuild Aldi Site</u> To provide a verbal update.</p> <p>Cllr the Revd G Kent said that he had spoken to the contract manager and it seems that there was no condition placed on Aldi to keep the existing stone wall at the front of Aldi, just the one that sides onto the path to the railway station. It has not been possible to find out what happened to the original stones or to influence the situation.</p>
2021(D)021	<p><u>Item 12. Cross Stone Rd – Dangerous to Pedestrians</u> To provide a verbal update</p> <p>Cllr A Hollis said that the issue of dangerous driving had been originally raised by residents in 2015. Cllr S Press and the police were helpful at that time although no change could be made to the speed limit as the road is identified as a country road. Unfortunately, once past the initial bend to Cross Stone Rd (when travelling from Halifax Rd) the speed limit is 60MPH even though the road is very narrow. It was agreed that the speed limit and dangerous driving could affect pedestrians, horse riders and cyclists.</p> <p><i>Proposed by Cllr C Potter and Seconded by Cllr Steve Martin Unanimous</i></p> <p><i>RESOLVED: That the Assistant Town Clerk will write to Calderdale Highways Department requesting that the speed limit be reduced.</i></p>
2021(D)022	<p><u>Item 13. 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> <p>Items for the next meeting:</p> <ul style="list-style-type: none"> • Presentation by Sarah-Jayne Robbins about the Todmorden Flood Group and sustainable urban drainage • Flooding – Letter to Robin Tuddenham
2021(D)023	<p><u>Item 14. Date of the Next Committee Meeting</u></p> <p>To note the date of the next remote committee meeting scheduled for Wednesday 3 March 2021 at 7.30pm.</p>