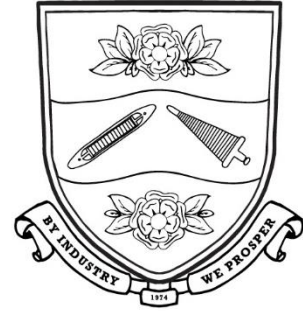


TODMORDEN TOWN COUNCIL

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**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING**

**Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on
 Wednesday 13 October 2021 at 7:30 pm**

Councillors Present:	Cllrs M Taylor (standing in for Cllr L Levick, elected chair at item 0), P Taylor (Mayor), M Doyle, L Needham, R Coleman-Taylor , L Thorpe and T Greenwood
Absent Councillors:	Cllrs K White, L Levick, S Martin, C Potter, A Hollis, the Revd G Kent and J Williams
Observing Councillors:	Cllr M Holmstedt
Officers:	Mrs S Miles – Assistant Town Clerk (Minute taker)
Presenter:	
Members of the Public:	Mr D Wilson, Mr C Jackson, Mr D Templeman, Ms L Humberstone, Mr D Humberstone, Mr R Humberstone, Ms S Hodgkin, Mr M Haughton, Mr A Hough, Ms S Atkinson, Mr T Atkinson and Mr B Hunter

2021(D)143	<p><u>Item 0. Election of Chair for the Meeting</u></p> <p>The Assistant Town Clerk reported that the elected chair and vice chair of the Committee were unable to attend this meeting and that the correct protocol was for the members present to elect a chair for the evening.</p> <p><i>Proposed by Cllr T Greenwood Seconded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED: That Cllr M Taylor would chair this meeting.</i></p>
2021(D)144	<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 Cllrs K White, C Potter and S Martin due to illness and from Cllr L Levick, J Williams and the Revd G Kent as they were away from home and Cllr A Hollis who was unavailable</p> <p><i>Proposed by Cllr M Taylor Seconded by Cllr M Doyle Unanimous</i></p>

	<p>RESOLVED: That the apologies be accepted from Cllrs K White, C Potter and S Martin due to illness and from Cllr L Levick, J Williams and the Revd G Kent as they were away from home and from Cllr A Hollis as he was unavailable.</p>
2021(D)145	<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 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 were declared although Cllr L Levick declared a non-pecuniary interest in item 6 of the agenda and said that she would not be involved in any voting on this item.</p> <p>No disclosures made</p>
2021(D)146	<p><u>Item 3. Public Participation – For Decision</u></p> <p><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>Proposed by Cllr M Taylor and Seconded by Cllr P Taylor Unanimous</p> <p>RESOLVED:-</p> <p><i>That members of the public can make representation on the business of the agenda for the meeting.</i></p> <p>The chair invited Mr D Templeman and representatives of the objectors to speak about the Warland Farm application.</p> <p>Mr D Templeman presented an analysis of the comments on the Calderdale Council website in support and against the current draft plans for Warland Farm. He spoke about the values and intentions for the Warland farm site.</p> <p>Mr D Humberstone stated that the traffic survey provided was inaccurate. He said that Warland Gate is a bridleway and not a road and that the proposed plans would lead to an increase in traffic and safety concerns.</p> <p>Mr T Atkinson said that the number of vehicles using the road had increased from a daily total of 60 (as quoted in the 2000 planning application) to more than 150.</p> <p>Mr M Haughton said that he had lived at Warland Gate for many years. He commented that the addition, for example, of a campsite, advertised events and a brewery would result in the increase in visitors and in noise levels. He also mentioned that there had been many near miss car accidents with vehicles backing out onto the main road.</p>

2021(D)147	<p><u>Item 6a. Planning Application for Warland Farm</u></p> <p>For ease, the chair took this item next.</p> <table border="1" data-bbox="331 293 1525 869"> <thead> <tr> <th data-bbox="331 293 422 360">Item no</th> <th data-bbox="422 293 644 360">Application Number</th> <th data-bbox="644 293 869 360">Address</th> <th data-bbox="869 293 1232 360">Purpose</th> <th data-bbox="1232 293 1525 360">Consultation Feedback</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 360 422 869">6a</td> <td data-bbox="422 360 644 869">21/00494/FUL</td> <td data-bbox="644 360 869 869">Warland Farm Warland Todmorden Calderdale OL14 6XA</td> <td data-bbox="869 360 1232 869">Conversion and extension of Mickle Barn and Shippen to provide overnight accommodation, workshop, communal facilities, crafts studios and associated bakery/brewery/bike store (with PV roof covering)/sun-space and greenhouse structures at Warland Farm.</td> <td data-bbox="1232 360 1525 869">Although the proposal has merit this location is unsuitable. The application is not supported as the 'road' involved is a bridleway and is unsuitable for additional vehicular traffic.</td> </tr> </tbody> </table>	Item no	Application Number	Address	Purpose	Consultation Feedback	6a	21/00494/FUL	Warland Farm Warland Todmorden Calderdale OL14 6XA	Conversion and extension of Mickle Barn and Shippen to provide overnight accommodation, workshop, communal facilities, crafts studios and associated bakery/brewery/bike store (with PV roof covering)/sun-space and greenhouse structures at Warland Farm.	Although the proposal has merit this location is unsuitable. The application is not supported as the 'road' involved is a bridleway and is unsuitable for additional vehicular traffic.
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2021(D)148	<p><u>Item 4. Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 15 September 2021, (previously circulated)</p> <p><i>Proposed by Cllr M Taylor and Secoded by Cllr L Needham Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That the draft minutes of the Development Committee meeting held on the 15 September 2021 be approved as a true record of proceedings</i></p>										
2021(D)149	<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 M Taylor and Secoded by Cllr L Thorpe Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That no agenda items require the exclusion of the Press and Public.</i></p>										
2021(D)150	<p><u>Item 6. Comments on Planning Applications- For Decision</u></p> <p>To submit comments on the planning applications received from Calderdale Council. Comments as detailed below were agreed by Members En Bloc</p> <p><i>Proposed by Cllr M Taylor and Secoded by Cllr R Coleman- Taylor Unanimous except for item 6k where Cllr T Greenwood abstained</i></p>										

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

Item no	Application Number	Address	Purpose	Consultation Feedback
6b	21/20113/TPO	3 Lob Quarry Stones Road Todmorden Calderdale OL14 7JW	Prune trees (Tree Preservation Order)	Supported subject to the views of the Tree Officer
6c	21/01131/HSE	15 Rossendale View Todmorden Calderdale OL14 6HN	Proposed minor single-storey extension to form porch and ground floor disabled accessible bathroom with external works to provide ramp	Supported
6d	21/01074/FUL	218 Burnley Road Todmorden Calderdale OL14 8EA	Single storey extension to existing ground floor shop, including relocation of access to existing flats above.	Supported subject to concerns of overlooking being addressed in the plans
6e	21/00958/VAR	Shade Chapel Rochdale Road Todmorden Calderdale	Variation of conditions 3, 6, 7, 8 and 9 of planning application 20/00890/FUL	Supported
6f	21/00842/HSE	1 Crossley Street Todmorden Calderdale OL14 6NQ	New window opening and replacement of existing window and door to rear	Supported
6g	21/01241/HSE	5 California Drive Todmorden Calderdale OL14 6PW	Single storey front extension	Supported
6h	21/20141/TPO	3 Stile Moor Rise Todmorden Calderdale OL14 5NS	Fell one tree (Tree Preservation Order)	Supported
6i	21/00996/FUL	Stable Block Opposite Gorpley Cottage Gorpley Road	Conversion of stable to dwelling	Supported

Signed Chair:

Dated: 10. 11..2021.....

			Todmorden Calderdale		
	6j	21/20145/TPO	9A Stoodley Grange Todmorden Calderdale OL14 6JR	Fell two trees (Tree Preservation Order)	Supported subject to the views of the Tree Officer. It is recommended that native trees are planted as replacements
	6k	21/00868/HSE	Lane House Farm Eastwood Lane Todmorden Calderdale OL14 8RS	Demolition of existing wood store and porch to facilitate single storey extension and replacement porch	Supported
2021(D)151	<p><u>Item 7. Development of Brownfield Sites in Todmorden - for Decision</u> To provide verbal update.</p> <p>a. Email from Calderdale</p> <p>It was thought that the Neighbourhood Plan could include these sites.</p> <p><i>Proposed by Cllr M Taylor and Secoded by Cllr L Needham Unanimous</i></p> <p><i>RESOLVED:- That the details of site ownership be sought from the Land Registry and then this item be discussed at a future meeting.</i></p>				
2021(D)152	<p><u>Item 8. The South Pennines Park – For Information</u> To receive verbal update.</p> <p>a. Letter to Helen Noble, Chief Executive</p> <p><i>Proposed by Cllr M Taylor and Secoded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED:- To receive the letter.</i></p>				
2021(D)153	<p><u>Item 9. Outstanding and Completed Issues Registers, Including Paths and Obstructions – For Information</u> To receive updates about blocked paths and obstructions as well as the Outstanding and Completed Issues Registers</p> <p>a. Blocked paths and obstructions b. Outstanding Issues Register c. Completed Issues Register</p> <p>There was quite a bit of discussion about the erratic recycling collection service currently being experienced in Todmorden. Members understood the issues with the recruitment of HGV drivers and the impact of Covid on staffing. However, serious concerns were expressed about the health safety issues with food and other waste being stored over several weeks, the erratic nature of collections and the likelihood that the indirect impacts</p>				

	<p>of this would be to discourage some residents from recycling and that residents with cars will make additional visits to the tip. It was noted that many residents do not have the space to store large amounts of recycling.</p> <p>Proposed by Cllr M Taylor and Secoded by Cllr L Thorpe Unanimous</p> <p>RESOLVED:- That the Clerk will write to Steven Lee and copy to the Calderdale CEO.</p>
2021(D)154	<p><u>Item 10. Correspondence Received – For Information</u> To receive any correspondence</p> <p>a. Email about clean-up of the Town Hall area and cigarette bins</p> <p>Proposed by Cllr M Taylor and Secoded by Cllr M Doyle Unanimous</p> <p>RESOLVED:- To receive the correspondence.</p>
2021(D)155	<p><u>Item 11. Flooding Related Issues – For Information</u> To provide verbal update on flooding issues in Todmorden</p> <p>a. Planning Application for Derdale St b. Sandholme Mill</p> <p>The Assistant Town Clerk advised that there had been no communications.</p>
2021(D)156	<p><u>Item 12. Cycle Storage in Todmorden – for Decision</u> To receive written update of proposed sites for cycle racks and to agree colour scheme</p> <p>a. Email exchange with CMBC b. Location for Centre Vale Park c. Location for Bramsche Square d. Location for Fielden Square e. Location for Park End f. Location for Water St Roundabout</p> <p>The Assistant Town Clerk reported that these cycle stands would be installed as part of stage 1 of the works and that the site next to Cryers in the market would be considered as part of stage 2.</p> <p>Proposed by Cllr M Taylor and Secoded by Cllr L Needham Unanimous</p> <p>RESOLVED:- That the plans provided by Calderdale MBC should be supported and that the cycle ports proposed for Park End and the Water St roundabout should be the colour green.</p>
2021(D)157	<p><u>Item 13. Speed Monitoring in Todmorden – For Information</u> To receive written update on speeding checks done in Todmorden from Upper Calder Coordinator</p> <p>a. Speed monitoring data sheet</p>

	<p>Cllr T Greenwood reported that he had met with representatives of Highways and at the Vale Community site and expressed concern about the road. Highways said that they had not received any reports of accidents. There had been five incidents and the police were aware of these, but it seems that this information had not been passed on to Highways. Concerns were expressed about the need for a crossing to allow residents wishing to go to the Cornholme playground to cross the road. Highways had advised that this was not possible as there was no data to support it and that the road/pavement would not support it.</p> <p>Cllr T Greenwood said that the proximity of the 60MPH speed limit in Cliviger exacerbated the speeding problem in Cornholme. He said that Burnley Council/Lancashire County Council were being approached to request that the speed limit be reduced.</p>
2021(D)158	<p><u>Item 14. Instability of Houses on Halifax Rd and Surrounding Terraces – For Information</u> To receive verbal update</p> <p>The Assistant Town Clerk reported that there had been no further update since the issue had been referred to Highways.</p> <p>A related issue raised by Cllr M Holmstedt was that further along Halifax Rd, just past Haugh Rd, the road had subsided revealing a large hole. Calderdale Council are aware of this as a barrier had been erected around the area. The concern is that the Winter weather will exacerbate this possibly causing an accident and necessitating a major repair so only single lane traffic will be able to use the road.</p> <p><i>Proposed by Cllr M Taylor and Seconded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED:- The Clerk to write to Steven Lee at Calderdale Council to find out what the plans are for this and to urge an early repair.</i></p>
2021(D)159	<p><u>Item 15. Yorkshire Water – Complaint about Handling of Water Outage – For Information</u> To receive verbal update</p> <p><i>Proposed by Cllr M Taylor and Seconded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED:- The Clerk to write to the chair of Yorkshire Water inviting them to a meeting of this committee.</i></p>
2021(D)160	<p><u>Item 16. Hollins Mill – For Information</u> To receive verbal update</p> <p>The Assistant Town Clerk reported that she and the Town Clerk had had a site visit and were planning next steps.</p>
2021(D)161	<p><u>Item 17. To seek clarification from CMBC regarding the policy and procedure for replying to communications from Todmorden Town Council and inter alia the other Town and Parish Councils within Calderdale – For Information</u> To receive verbal update</p> <p>The Assistant Town Clerk reported that an approach had been made to discuss this at a senior level in Calderdale Council.</p>

2021(D)162	<p><u>Item 18. Any Items for Discussion for a Future Agenda – For Information</u> 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"> • Brownfield sites once ownership is established. • Invitation to Yorkshire Water • Hollins Mill • Clarification of CMBC policies about response times • Instability of houses on Halifax Rd • Collapse of Halifax Road near Haugh Rd
2021(D)163	<p><u>Item 18. Date of the Next Committee Meeting – For Information</u> To note the date of the next committee meeting scheduled for Wednesday 10 November 2021 at 7.30pm.</p> <p>The meeting ended at 8.45 pm.</p>