

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 8 December 2021 at 7:30 pm**

- Councillors Present:** Cllrs S Martin (Chair), P Taylor (Mayor), L Thorpe, L Levick, A Hollis, J Williams, L Needham, M Holmstedt (substituting for R Coleman-Taylor)
- Absent Councillors:** Cllrs K White, R Coleman-Taylor, T Greenwood and the Revd G Kent
- Observing Councillors:**
- Officers:** Mrs S Miles – Assistant Town Clerk (Minute taker)
- Presenter:**
- Members of the Public:** Mr D Wilson, Mr C Jackson, Ms Sarah-Jayne Robins and Ms P Marshall

	<p><u>Item 0. One Minute Silence</u> A one-minute silence was observed to show respect on the passing of Cllr C Potter.</p>
2021(D)180	<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 and R Coleman-Taylor due to illness and from Cllr T Greenwood who was self-isolating.</p> <p><i>Proposed by Cllr L Thorpe Seconded by Cllr J Williams Unanimous</i></p> <p><i>RESOLVED: That the apologies be accepted from Cllrs K White and R Coleman-Taylor due to illness and from Cllr T Greenwood who was self-isolating.</i></p>
2021(D)181	<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>

Signed Chair:

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	No disclosures made
2021(D)182	<p><u>Item 3. Public Participation – For Decision</u> <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><i>Proposed by Cllr S Martin and Seconded by Cllr J Williams Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That members of the public can make representation on the business of the agenda for the meeting.</i></p> <p>Mr Jackson raised questions relating to Item 15. The Chair said that these would be addressed at that point in the agenda.</p>
2021(D)183	<p><u>Item 4. Presentation by Yorkshire Water – For Information and Action</u> To review actions around the water outage in August 2021 and plan improvements for the future.</p> <p>Yorkshire Water had informed the clerk that they had decided not to attend the meeting because of the new Covid-19 variant. They had been invited instead to one of the meetings in either March or April 2021. They had responded that they would not be able to attend for at least eight months. They had offered to send a copy of the presentation.</p> <p>Members agreed that they would prefer that they could meet someone from Yorkshire Water so that they could ask questions. They were concerned about the reluctance of Yorkshire Water to meet their customers. Ms S-J Robins of Todmorden Flood Group advised that in the last ten years, in her experience, Yorkshire Water do not attend local meetings.</p> <p><i>Proposed by Cllr S Martin and Seconded by Cllr J Williams Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That the clerk should write to Craig Whittaker MP to express concern that Yorkshire Water do not wish to meet with Todmorden Town Council to discuss the issues from the water outage in August 2021.</i></p>
2021(D)184	<p><u>Item 5. Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 10 November 2021 (previously circulated).</p> <p><i>Proposed by Cllr L Levick and Seconded by Cllr J Williams Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p>That the draft minutes of the Development Committee meeting held on 10 November 2021 be approved as a true record of proceedings.</p>
2021(D)185	<p><u>Item 6. Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</u></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.

Proposed by Cllr S Martin and Seconded by Cllr A Hollis Unanimous

RESOLVED:-

That any public or press who may attend be allowed to stay for the whole of the meeting.

2021(D)186

Item 7. Comments on Planning Applications- For Decision

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

RESOLVED:-

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

Item no	Application Number	Address	Purpose	Consultation Feedback
7a	21/01305/HSE	29 Dale Avenue Todmorden Calderdale OL14 6BA	Replacement of existing raised deck to the rear, and creation of three patio doors from existing windows	Support
7b	21/01038/LBC	Fielden Statue Centre Vale Park Burnley Rd Todmorden Calderdale	To affix a rectangular plaque on the white plinth at the base of the statue of John Fielden MP (Listed Building Consent)	No comment
7c	21/01112/LBC	Lee Bottom Cottage Lee Bottom Rd Todmorden CALDERDALE O114 6HF	Demolition of existing lean-to to facilitate single storey side extension (Listed Building Consent)	No comment
7d	21/01111/HSE	Lee Bottom Cottage Lee Bottom Rd Todmorden CALDERDALE O114 6HF	Demolition of existing lean-to to facilitate single storey side extension	No comment
7e	21/20177/TPO	Heatherlow Upper Shaw Wood Rd Mankinholes Todmorden Calderdale OL14 6BH	Fell one prune six (Tree Preservation Order)	Support. Suggest felled tree be replaced with a native tree
7f	21/20180/TPO	Land adjacent to Henshaw Rd,	Fell two trees (Tree Preservation Order)	Support. Suggest felled trees be

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			Walsden Todmorden Calderdale		replaced with a native tree
	7g	21/01179/FUL	Higher Greave Farm London Rd Todmorden Calderdale OL14 6HJ	Conversion of an existing barn to provide additional living accommodation to an existing farmhouse, removal of existing extension and conservatory from the farmhouse and the construction of a single lean-to extension. Removal of numerous agricultural shed and outbuildings and the construction of a stable block and yard.	Support providing outdoor ground surfaces are permeable
	7h	21/01357/FUL	65-67 Halifax Rd Todmorden Calderdale OL14 5BB	Change of use from bakery and catering facility/café, Eb and Ec (ii) use to bakery and catering facility/café, Eb and Ec (ii) use and Community Use (Class F2)	Support
	7i	21/01423/HSE	7 Fair View Street Todmorden Calderdale O114 6NE	Single storey extension to the rear elevation	Support
	7j	21/01077/FUL	1 Stansfield Rd Todmorden Calderdale OL14 5DN	Change of use from shop to hot food takeaway	Support
	7k	21/01437/HSE	9 Woodhouse Rd Todmorden Calderdale O114 6BL	Proposed garage conversion with link, and second storey side extension for disabled use	Support although there is concern about the reduction in parking spaces (the garage) in a road with little parking
2021(D)187	<p><u>Item 8. Feedback From Previous Planning Applications – for Information</u> To receive verbal update</p> <p>The clerk said that she would complete the list for 2020/21 also.</p>				
2021(D)188	<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</p>				

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	<p>c. Completed Issues Register</p> <p>Members noted the continuing volume and extent of matters being dealt with</p>
2021(D)189	<p><u>Item 10. Correspondence Received – For Information</u> To receive any correspondence</p> <p>None received</p>
2021(D)190	<p><u>Item 11. Hollins Mill – for Information</u> To receive verbal update.</p> <p>This issue is still being considered by the Town Clerk and a CMBC director.</p>
2021(D)191	<p><u>Item 12. Clarification of CMBC Policies About Response Times – For Information</u> To receive verbal update.</p> <p>This issue is still being considered by the Town Clerk and a CMBC director.</p>
2021(D)192	<p><u>Item 13. Flooding Related Issues – For Information</u> To provide verbal update on flooding issues in Todmorden</p> <ul style="list-style-type: none"> a. Planning Application for Derdale St b. Sandholme Mill <p>The clerk explained that there was no new information on the planning portal about either of these applications and that she had written to the Planning Department for an update, but none had been received.</p> <p><i>Proposed by Cllr J Williams and Seconded by Cllr P Taylor Unanimous</i></p> <p><i>RESOLVED:-</i></p> <p><i>That the Clerk should write to the Planning Department letting them know that activity was taking place on the Sandholme Mill site and advising them that the ‘offices’ on the site were being used as residential accommodation which is against the planning permission. Also, to write to the Environmental Health Department to report concerns that the ‘offices’ may not be fit for habitation and that the residents’ dogs are causing a noise nuisance on the road.</i></p>
2021(D)193	<p><u>Item 14. Instability of Houses on Halifax Rd and Surrounding Terraces – For Information</u> To receive verbal update</p> <p>The clerk reported that there had been no update from Highways.</p>
2021(D)194	<p><u>Item 15. Brownfield Sites – Ownership of Sites – For Information</u> To receive written update on ownership of the identified areas.</p> <ul style="list-style-type: none"> a. Blind Lane/West St b. Adamroyd c. Glen Works Woodbine Terrace d. N&R Works – Portsmouth Mill e. Portsmouth Mill opposite the Roebuck Inn f. Blind Lane g. Frostholve Mill

	<p>The chair explained that that it had been decided to identify the owners for these sites and this had now been done. The original intention had been to consider approaching the owners to encourage them to build on these sites.</p> <p>The issue of the unsightly development near Station Parade in Portsmouth was raised.</p> <p>Proposed by Cllr S Martin and Seconded by Cllr L Thorpe Unanimous</p> <p>RESOLVED:-</p> <p>That the clerk should contact Cllr K White to ascertain the latest information about this as he has been involved in trying to resolve it.</p>
2021(D)195	<p><u>Item 16. Proposed Reduced Agenda (Planning Applications only) for the Next Development Committee Meeting on 5 January 2022 – For Decision</u></p> <p>To receive verbal update</p> <p>Proposed by Cllr S Martin and Seconded by Cllr P Taylor Unanimous</p> <p>RESOLVED:-</p> <p><i>That the agenda of the next meeting will be restricted to planning applications, the election of a chair and vice chair for the Development Committee and any urgent issues</i></p>
2021(D)197	<p><u>Item 17. Any Items for Discussion for a Future Agenda – For Information</u></p> <p>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"> • The election of a chair and vice chair for the Development Committee • Brownfield sites • Yorkshire Water • Hollins Mill • Clarification of CMBC policies about response times • Instability of houses on Halifax Rd • Follow-up invitation about broadband supply in Cornholme area • Unsightly area near Station Approach in Portsmouth
2021(D)198	<p><u>Item 18. Date of the Next Committee Meeting – For Information</u></p> <p>To note the date of the next committee meeting scheduled for Wednesday 5 January 2022 at 7.30pm.</p> <p>The meeting ended at 8.45 pm.</p>