

From: Maria Bailey [REDACTED]
Sent: 14 January 2021 15:20
To: assistanttownclerk@todmorden-tc.gov.uk
Cc: Paul Copeland [REDACTED]; townclerk@todmorden-tc.gov.uk; Richard Seaman [REDACTED]
Subject: RE: Development at Sandholme Mill Todmorden

Dear Susan,

In response to your request Paul has provided me with the following comprehensive response:

In terms of the Sandholme Mill Site, I will chase up the agent in relation to providing a clear measurement in relation to the levels of raised ground, as the planning permission did allow a certain increase as per permission 12/00118/FUL. This development commenced under the demolition of the mill buildings and the chimney. Part of that permission also included the condition below which refers to finished floor levels.

I have written to the agent who indicated they would provide evidence of the levels.

I am in the process of drafting a stage 1 enforcement letter in relation to the most recent application at Derdale Street, and also an Enforcement Notice regarding the increased levels, affordable housing and incomplete highways works. (I have spoken to Andrew Dmoch and Fraser Tomlinson (EA) on the most recent application).

effect therefore, the site at Derdale Street will be addressed in enforcement matters on two fronts, the stage 1 letter in relation to the raised levels, and the Enforcement Notice relating to raised levels, highways works and affordable housing. I hope to have this drafted and out within the next 10 working days.

Also, I will again write to the agent in relation to Sandholme Mill repeating the request for evidence in relation to the levels.

Kind Regards
Maria

Maria Bailey
Interim Development Manager
Calderdale MBC
01422 392610

From: assistanttownclerk@todmorden-tc.gov.uk <assistanttownclerk@todmorden-tc.gov.uk>
Sent: 14 January 2021 12:01
To: Maria Bailey [REDACTED]
Cc: Richard Seaman [REDACTED]; Paul Copeland [REDACTED]; townclerk@todmorden-tc.gov.uk
Subject: RE: Development at Sandholme Mill Todmorden
Importance: High

Hi Maria,

I was wondering if there is any update on this please? I understand that Paul was going to investigate and respond before Christmas.

Also, I am currently in the process of writing to various parties (including Calderdale MBC) about the high level of concern expressed by members about the recent planning application to build 12 houses at a site on Derdale St (which is in the same area as Sandholme Mill). At the meeting of the Development Committee on 6 January 2021, members were asked to provide comment on application 20/01367/FUL and were very concerned that the ground level of this site has been raised by 7ft. Although this will help to prevent flooding in the proposed houses, it will exacerbate the flooding already experienced in the existing houses nearby where it has been reported that the water table has risen over the last few years causing ongoing flooding in cellars.

Kind regards,
Susan

Susan Miles
Assistant Town Clerk
Todmorden Town Council
Todmorden Community College
Burnley Rd
Todmorden

From: assistanttownclerk@todmorden-tc.gov.uk <assistanttownclerk@todmorden-tc.gov.uk>
Sent: 02 December 2020 14:44
To: 'Maria Bailey' <Maria.Bailey@calderdale.gov.uk>
cc: 'Richard Seaman' <Richard.Seaman@calderdale.gov.uk>; 'Paul Copeland' <Paul.Copeland@calderdale.gov.uk>; townclerk@todmorden-tc.gov.uk
Subject: RE: Development at Sandholme Mill Todmorden

Hi Maria,

Thank you for letting me know. I know that everyone is very busy.

Local people are extremely worried about the potential of additional flooding caused by these sites in Todmorden. Councillors are aware that the mental health of residents is a serious issue and want Calderdale and Todmorden Councils to do everything in their power to protect them from builders who, in their own words have said that they would rather 'seek forgiveness than permission' for pushing the boundaries on the already problematic planning permissions for these sites.

Kind regards,
Susan

From: Maria Bailey <Maria.Bailey@calderdale.gov.uk>
Sent: 02 December 2020 14:14
To: assistanttownclerk@todmorden-tc.gov.uk; Paul Copeland <Paul.Copeland@calderdale.gov.uk>
cc: Richard Seaman <Richard.Seaman@calderdale.gov.uk>; townclerk@todmorden-tc.gov.uk
Subject: RE: Development at Sandholme Mill Todmorden

Dear Susan

Apologies for the delay in getting back to you but we had committee yesterday and Paul is having to meet an appeal deadline today. We will be looking at the file tomorrow and will get back to you with an update as soon as we can.

Kind Regards
Maria

Maria Bailey
Interim Development Manager
Calderdale MBC
01422 392610

From: assistanttownclerk@todmorden-tc.gov.uk <assistanttownclerk@todmorden-tc.gov.uk>
Sent: 01 December 2020 14:26
To: Paul Copeland <Paul.Copeland@calderdale.gov.uk>
Cc: Richard Seaman <Richard.Seaman@calderdale.gov.uk>; Maria Bailey
<Maria.Bailey@calderdale.gov.uk>; townclerk@todmorden-tc.gov.uk
Subject: RE: Development at Sandholme Mill Todmorden

Dear Paul,

Further to my emails below, at the Development Committee last week, it was noted that the piles of earth left by the Canals and Rivers Trust (from work done on the canal and towpath) on the Sandholme Mill site (which has now been spread across the whole site) that this earth could be contaminated.

I have been tasked to ask you if this earth has been registered on the Contaminated Land Register? If not, has this issue been investigated?

Also, one of the Councillors who lives near the site has observed that the owner of the Sandholme Mill site has moved some of the potentially contaminated earth from that site to another of his proposed building sites which is below the Badger Wood estate. It is therefore highly likely that if the land at the Sandholme Mill site is contaminated that this earth will also have contaminated the land below the Badger Hill site.

I should be grateful if you could please look into this as a matter of urgency please. Not only has the ground level at Sandholme Mill been raised which will exacerbate the flooding experienced on Commercial St and other streets along Halifax Rd, this land is potentially contaminated, along with the site below Badger Wood, with the additional issues this brings.

Kind regards,
Susan

Susan Miles
Assistant Town Clerk
Todmorden Town Council
Todmorden Community College
Burnley Rd
Todmorden

From: assistanttownclerk@todmorden-tc.gov.uk <assistanttownclerk@todmorden-tc.gov.uk>
Sent: 25 November 2020 11:38
To: 'Richard Seaman' <Richard.Seaman@calderdale.gov.uk>; 'Maria Bailey'
<Maria.Bailey@calderdale.gov.uk>; 'Paul Copeland' <Paul.Copeland@calderdale.gov.uk>
Subject: Development at Sandholme Mill Todmorden

Hello,

Please see below for your information, further details (from a resident) about developments on the site. The original exterior walls have been removed so now it is difficult to measure the change in height of the ground level. Also, the entry to the site has been increased in size which will exacerbate flooding.

This is not what we were led to believe when we were advised that the land level would be taken back to the original point. This appears to be deliberately flouting what we were advised would be done.

Look forward to hearing from Paul.

Kind regards,
Susan

From: Todmorden Flood Group <todmordenfloodgroup@gmail.com>
Sent: 25 November 2020 10:49
To: assistanttownclerk@todmorden-tc.gov.uk
Subject: Re: Contact Details - Michaela Booth

Hi Susan,

Nikki is correct, the ground is a lot higher than previously. The soil was never removed rather it was spread out and flattened to create the base layer. The problem we have also is that the original exterior walls were removed and rebuilt quickly making it difficult to measure the change in height.

I'm also worried about the fact that the previous entry to the site has been doubled in size, meaning that any water that would have stayed on the site before will now go towards houses that have not flooded on the ground floor. If you or Richard would like any more information, I'm happy to help in anyway possible as my neighbours are obviously upset by this development.

Kind regards
Sarah-Jayne

et Outlook for iOS

his email has been checked by the Council's content checker

Warning
Please note that whilst this e-mail and any attachments originate from Calderdale MBC, the views expressed may not necessarily represent the views of Calderdale MBC.

This e-mail and any attachments may contain information that is privileged, confidential or otherwise protected from disclosure. They must not be used by, or copied or disclosed to persons other than the intended recipient. Any liability (in negligence or otherwise) arising from any third party acting, or refraining from acting, on any information contained in this e-mail is excluded. If you have received this e-mail in error please inform the sender and delete the e-mail.

E-mail can never be 100% secure. Please bear this in mind and carry out such virus and other checks, as you consider appropriate. Calderdale MBC accepts no responsibility in this regard.

Copyright of this e-mail and any attachments belongs to Calderdale MBC.

If you should communicate with anyone at Calderdale MBC by e-mail, you consent to the Council monitoring and reading any such correspondence.

This email message has been scanned for viruses and its content cleared.

This email has been checked by the Council's content checker

Warning

Please note that whilst this e-mail and any attachments originate from Calderdale MBC, the views expressed may not necessarily represent the views of Calderdale MBC.

This e-mail and any attachments may contain information that is privileged, confidential or otherwise protected from disclosure. They must not be used by, or copied or disclosed to persons other than the intended recipient. Any liability (in negligence or otherwise) arising from any third party acting, or refraining from acting, on any information contained in this e-mail is excluded. If you have received this e-mail in error please inform the sender and delete the e-mail.

E-mail can never be 100% secure. Please bear this in mind and carry out such virus and other checks, as you consider appropriate. Calderdale MBC accepts no responsibility in this regard.

Copyright of this e-mail and any attachments belongs to Calderdale MBC.

If you should communicate with anyone at Calderdale MBC by e-mail, you consent to the Council monitoring and reading any such correspondence.

This email message has been scanned for viruses and its content cleared.

This email has been checked by the Council's content checker

Warning

Please note that whilst this e-mail and any attachments originate from Calderdale MBC, the views expressed may not necessarily represent the views of Calderdale MBC.

This e-mail and any attachments may contain information that is privileged, confidential or otherwise protected from disclosure. They must not be used by, or copied or disclosed to persons other than the intended recipient. Any liability (in negligence or otherwise) arising from any third party acting, or refraining from acting, on any information contained in this e-mail is excluded. If you have received this e-mail in error please inform the sender and delete the e-mail.

E-mail can never be 100% secure. Please bear this in mind and carry out such virus and other checks, as you consider appropriate. Calderdale MBC accepts no responsibility in this regard.

Copyright of this e-mail and any attachments belongs to Calderdale MBC.

If you should communicate with anyone at Calderdale MBC by e-mail, you consent to the Council monitoring and reading any such correspondence.

This email message has been scanned for viruses and its content cleared.