

DEVELOPMENT COMMITTEE
Minutes of the meeting held 20th February 2019

632 PRESENT: Cllr A Hollis, Town Mayor, Cllr M Hatfield, Chair.
Cllrs J Batty, J Grieve, G Kent, P Marrington, C Potter, J Taylor and L Thorpe.

Apologies were submitted from Cllrs L Stephenson, B Paramor, M Carrigan

RESOLVED: that the reasons given for absence be approved.

633 Consideration was given to the motion to exclude the public and press for any agenda items.

RESOLVED: that the public and press be allowed to stay.

634 The Sustrans Network Development Manager (Yorkshire) attended the meeting in order to discuss the upgrade of the Rochdale Canal towpath as part of the Route 66 national cycle network.

The funding has been agreed by City Connect for the Phase 2 improvements to the canal towpath from Hebden Bridge to Todmorden (terminating at the narrow bridge in the town centre). The City Connect project will end in April 2020 so funds may need to be found to extend the improvements from Todmorden to Summit Lock (Phase 3) at some point in the future. Members asked questions and the Chair thanked the speaker for attending the meeting. A "Paths for everyone" booklet (including a map) is available to look at in the office.

DELEGATED MATTERS

Plans and Decisions:

635 RESOLVED: Planning application number **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.

The Committee agreed to support this application subject to the following material considerations: to the satisfaction of the Environment Agency and Yorkshire Water regarding drainage, whether the application as proposed would be compliant with Approved Document M (access to and use of buildings), permeable hard surfaces being used, and affordable housing being provided in line with Calderdale Council's policy.

636 RESOLVED: Planning application number **19/20010/TPO 32 Church Road, Todmorden West Yorkshire OL14 8HP** – Prune two trees (Tree Preservation Order).
The Committee agreed to support this application.

637 RESOLVED: Planning application number **18/20244/TPO Glen Cottage, Woodbine Terrace, Todmorden West Yorkshire OL14 8NL** – Fell three trees (T1, T3 and T4) (Tree Preservation Order).
The Committee agreed to support this application subject to the following material considerations: to the satisfaction of the Ecology Officer regarding the nesting of birds and bats.

- 638 RESOLVED:** Planning application number **19/00032/FUL 1 & 3 Weavers Moorings, Walsden Todmorden Calderdale OL14 6RT** - Conversion of Roof Space to form Bedroom and Bathroom with Minor Alterations (Amended house types to 15/01670).
The Committee agreed to support this application subject to the following material consideration: the use of sympathetic building materials in keeping with the surrounding area.
- 639 RESOLVED:** Planning application number **19/00071/LAA Todmorden Town Hall, Rochdale Road, Todmorden Calderdale OL14 5AA** – External ramp.
The Committee agreed to oppose this application and requested the following undertakings: a needs analysis for disability access plus a full town consultation. The supporting documents are not a good design and the proposed works offer no advantage over the existing step-free access. Street access is poor and there is a risk of architectural damage. The Town Council also request this is considered by a planning committee, rather than officers, given the ownership of the building.
- 640 RESOLVED:** Planning application number **19/00072/LBC Todmorden Town Hall, Rochdale Road, Todmorden Calderdale OL14 5AA** – Internal and external alterations to ground and first floor areas, works include installation of acoustic panels redecoration to original colour scheme, exposing original minton tiles, provision of external ramp, removal of internal walls, alterations to toilet and kitchen facilities (Listed Building Consent).
The Committee agreed to oppose this application and requested the following undertakings: a needs analysis for disability access plus a full town consultation. The supporting documents are not a good design and the proposed works offer no advantage over the existing step-free access. Street access is poor and there is a risk of architectural damage. The Committee look favourably on the works regarding the acoustics but recommend further consultation with Todmorden Town Council and other interested parties regarding other alterations.
The Town Council also request this is considered by a planning committee, rather than officers, given the ownership of the building.
- 641 RESOLVED:** Planning application number **19/00130/HSE 1 Pennine Grove, Todmorden West Yorkshire OL14 8AU** - Raise height of roof to create first floor living space and re-roofing of conservatory.
The Committee agreed to support this application.
- 642 RESOLVED:** Planning application number **19/00125/HSE5 7 Well Street, Todmorden West Yorkshire OL14 6LW** - Alteration to existing window at ground floor level at rear to patio door with spiral stair to lower ground floor and roof lights to front and rear.
The Committee agreed to support this application and recommend the work on ground of safety.

Conclusion of Delegated Matters

CORRESPONDENCE

Calderdale Council:

643

**Highways Enforcement Officer
FOOTPATH 32 EASTWOOD, TODMORDEN**

21.10 Chair's discretion was used to suspend the meeting to allow a member of public to speak.

21.15 Meeting reconvened.

RESOLVED:

- i) that the correspondence be received.
- ii) that an email be sent to the Highways Enforcement Officer to thank him for the quick response, ask if it is possible for compliance to be brought forward and request to be kept updated on developments.
- iii) to write to planning officer to ask if buildings have been lawfully constructed.
- iv) to be sent under delegated powers due to the urgency of the matter.

General:

None received.

644

CORRESPONDENCE RECEIVED IN RESPECT OF PLANNING APPLICATIONS PREVIOUSLY CONSIDERED

None received.

Conclusion of Correspondence

To consider matters relating to:

645

To consider issues and problems related to on-street parking in Todmorden and to agree appropriate action.

Discussion took place about current parking restrictions and enforcements in the Todmorden area.

RESOLVED:

- i) to write to Calderdale Head of Neighbourhoods to ask what parking areas in Todmorden, if any, could be included in the TRO being prepared in relation to Gaddings Dam.
- ii) Members to produce a list of parking problem areas in Todmorden for further consideration
- iii) subject to ratification at Town Council 6th March 2019.

646

FOOTPATHS AND OBSTRUCTIONS

None.

647

CHEQUES FOR SIGNATURE

There were 5 cheques presented for signature to the value of £8,255.55.

RESOLVED:

that the cheques be signed in accordance with Council procedures.
