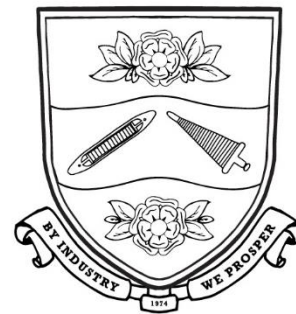


# TODMORDEN TOWN COUNCIL

Todmorden Town Hall,  
Bridge Street, Todmorden,  
OL14 5AQ  
townclerk@todmorden-tc.gov.uk  
www.todmorden-tc.gov.uk



## INFORMAL MEETING OF THE NEIGHBOURHOOD PLAN ADVISORY COMMITTEE Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on Thursday 9 February 2023 at 7.30 pm

---

**Committee Members Present:** Cllrs A Hollis and L Levick

**Officers:** Mr C Hill and Mrs S Miles – Assistant Town Clerk (Minute taker)

**Members of the Public:** 1 member of public present

---

The scheduled meeting of the Neighbourhood Plan Advisory Committee was inquorate and so an informal meeting continued.

Mr C Hill led members through the abridged version of CMBC responses relevant to agenda items for the scheduled meeting.

The Members present broadly agreed that the suggestions in this document should be supported and recommended that members accept these, including textual changes to the document, at the meeting scheduled for 16 February.

### 1.1.4 That the relationship between the Local Plan and the Neighbourhood Plan be expanded, e.g.

- *The Local Plan establishes the strategic policy framework for the Borough.*
- *The Local Plan includes development management policies to help determine planning applications, as well as setting requirements for the amount of housing, retail and employment land needed in the district to 2032, and allocates land for housing, employment and greenspace to meet the requirements.*
- *The Neighbourhood Plan seeks to build on the strategic priorities set in the Local Plan by providing the locally specific applications for them; for example, defining the role of good design and what it means for Todmorden.*

### Policy H.2 Housing Mix – This should not be prescriptive in terms of percentages of house size when the LP (HS3) is not, e.g.

- *Residential developments should provide a range of dwelling types to meet the needs of the area. Proposals including accommodation for older people and single people in line with the Housing Needs Assessment, will be supported.*
- *Any housing development proposal of 10 or more dwellings, within or immediately adjacent to the built-up area of Todmorden, must provide an appropriate mix of dwelling types to include particular provision for smaller households.*
- *New housing development should provide a range of dwellings suitable for longer term residents, in response to locally identified needs. The provision of two-bedroom homes will be supported.*

Signature..... 16 February 2023

**Policy H.3 Housing Design – Need to mention/create a policy for development affecting the Todmorden, Lumbutts and Mankinholes Conservation areas. This could be made more specific regarding materials, building heights, boundary treatments, views and streetscapes withing different character areas. The Design Guide takes a general view to the vernacular e.g.**

- *Development proposals within the Conservation Areas should also have regard to the character or appearance of the Conservation Areas and should demonstrate how the development will make a positive contribution to preserving the character of Todmorden.*

**Policy H.5 Reuse and Conversion – this is acceptable as it is, but could also add e.g.**

- *Provide sufficient vehicle parking to Local Authority standards within the development site wherever possible; new homes provided through the conversion of existing mills and similar large buildings should incorporate basement parking wherever feasible.*

**Policy H.8 Sustainable Drainage Systems – Include for e.g.**

- *Support any application to retrofit SuDs/NFM to any previously permitted development; and indicate that a full range of options for developers can be found at the Slow the Flow: Calderdale website.*

**Policy ED.4 Visitor Accommodation – This could be accompanied by more evidence to suggest that there is a lack (or perceived lack) of visitor accommodation and its effect on tourist appeal. The policy could be too specific as it is. It was also suggested that Policy ED.4 incorporate ED.6 Tourism and Leisure.**

**Something closer to the below would work:**

- *Sustainable tourist enhancement;*  
*Proposals designed to enhance the tourism offer in the town, including visitor accommodation will be encouraged where these:*
  - a) Are in keeping with its surroundings in terms of scale and design.*
  - b) Demonstrate that the proposals will serve to broaden the town's appeal to tourists.*
  - c) Provide a travel plan that considers the needs of staff, guests and other visitors and seeks to keep travel disruption to a minimum.*

**Policy ED.5 Retail – this could be too imprecise, for example, what is a ‘small scale’ retail -maybe indicate a maximum floorspace that could be included in this policy. If we take ‘town centre’ to mean the town centre boundary in the Local Plan, where exactly does ‘around apply to? Probably some reference to evidence regarding unit vacancy levels or extra demand for space from businesses would help justify this policy? Perhaps this policy could be reversed into a policy stating that:**

- *Proposals which would result in the loss of existing retail facilities in the town centre will not be supported, unless:*
  - a) They incorporate premises for other acceptable town centre uses consistent with Local Plan policies; or*
  - b) They include proposals for alternative retail in the town centre; or*
  - c) There is no reasonable prospect of viable continued use and it has been demonstrated that the premises have been marketed for retail use for at least 6 months.*

**Policy ED.8 High Speed Broadband – This is comprehensively covered in Local Plan and could be removed?**