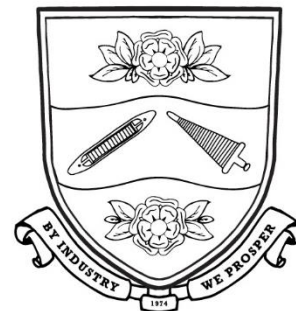


# TODMORDEN TOWN COUNCIL

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## MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on Wednesday 26 April 2023 at 7.30 pm

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<b>Councillors Present:</b>	Cllrs S Martin (chair), S Press, A Hollis, J Williams, L Levick, P Taylor, J Turner, N Stocks, L Needham, G Kent and A Greenwood (substituting for Cllr L Thorpe)
<b>Observing Councillors:</b>	Cllr M Holmstedt
<b>Officers:</b>	Mrs S Miles – Assistant Town Clerk (Minute taker)
<b>Presenter:</b>	
<b>Members of the Public:</b>	Mr Stephen Ralph

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2022(D)290	<p><b><u>Item 1 Apologies for Absence – For Decision</u></b></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 L Thorpe</p> <p><b><i>Proposed by Cllr G Kent Secoded by Cllr A Hollis Unanimously Approved</i></b></p> <p><b><i>RESOLVED:</i></b> <i>That the apologies of Cllr K White and L Thorpe (health reasons) be received and their reasons for absence is accepted.</i></p>
2022(D)291	<p><b><u>Item 2 Declarations of Interest – For Decision</u></b></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><i>No declarations received.</i></p>

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2022(D)292	<p><b><u>Item 3 Public Participation – For Decision</u></b>          To adjourn the meeting to allow members of the public to make representation on the business of the agenda for the meeting.</p> <p>Note: No resolutions can be under public participation</p> <p><b><i>Proposed by Cllr S Martin and Seconded by Cllr A Hollis Unanimously Agreed</i></b></p> <p><b><i>RESOLVED:- That members of the public can make representation on the business of the agenda for the meeting.</i></b></p> <p>Mr S Ralph asked to comment on item 14. This was then picked up at the relevant item.</p>															
2022(D)293	<p><b><u>Item 4 Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</u></b>          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><b><i>Proposed by Cllr S Martin Seconded by Cllr A Hollis Unanimously Approved</i></b></p> <p><b><i>RESOLVED:- That any public or press who may attend be allowed to stay for the whole of the meeting.</i></b></p>															
2022(D)294	<p><b><u>Item 5 Minutes – For Decision</u></b>          To approve the draft minutes of the Development Committee meeting held 29 March 2023.</p> <p><b><i>Proposed by Cllr G Kent Seconded by Cllr L Levick Unanimously Approved</i></b></p> <p><b><i>RESOLVED:- That the draft minutes of the Development Committee meeting held on 29 March 2023 be approved as a true record of proceedings</i></b></p>															
2022(D)295	<p><b><u>Item 6 To Submit Comments on the Planning Applications Received from Calderdale Council.</u></b>          Comments as detailed below were agreed by Members en bloc.</p> <p><b><i>Proposed by Cllr S Martin Seconded by Cllr P Taylor Unanimously Approved</i></b></p> <p><b><i>RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council en bloc.</i></b></p> <table border="1" data-bbox="320 1800 1458 2098"> <thead> <tr> <th>Item no</th> <th>Application Number</th> <th>Address</th> <th>Purpose</th> <th>TTC Feedback</th> </tr> </thead> <tbody> <tr> <td>6a</td> <td>22/00940/HSE</td> <td>1 Glen Avenue Todmorden Calderdale OL14 8ER</td> <td>Installation of annex</td> <td>Supported</td> </tr> <tr> <td>6b</td> <td>23/00197/FUL</td> <td>Highfield Stables</td> <td>Conversion and extension of</td> <td>No Comment</td> </tr> </tbody> </table>	Item no	Application Number	Address	Purpose	TTC Feedback	6a	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of annex	Supported	6b	23/00197/FUL	Highfield Stables	Conversion and extension of	No Comment
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		Hey Head Lane Todmorden Calderdale OL14 8RE	existing stables and tack room to dwelling	TTC has received feedback from residents that they have not been given the standard timescale in which to respond to this application
<b>6c</b>	23/00194/HSE	4 Maple Street Walsden Todmorden Calderdale OL14 7TH	Proposed single storey extension and dormer roof extension to both north and east elevations	No comment
<b>6d</b>	23/00024/LBC	Pex House Stones Road Todmorden Calderdale  OL14 7JN	Replacement of first and ground floor windows and French door to front elevation; to change one of the windows from non-opening to opening (Listed Building Consent)	Supported
<b>6e</b>	22/00395/FUL	The Shaw South New Road Mankinholes Todmorden Calderdale OL14 6HP	Change of use of land for the siting of three shepherd huts for the purposes of glamping and associated parking and turning, cycle and bin storage, footpaths and landscaping.	Supported subject to conditions around flood prevention
<b>6f</b>	23/00326/LBC	Lee Farm Lee Lane Todmorden Calderdale OL14 6HS	Reinstatement of 4 stone mullions to north facing elevation, removal of modern fire and infill to stone fire surround and installation of wood burner (Listed Building Consent)	Supported
<b>6g</b>	21/01345/FUL	Cross Farm New Road	Change of use of land for the siting	Supported

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			Mankinholes Todmorden Calderdale OL14 6HP	of five glamping huts and one bell tent with associated hard-standing and car parking together with the use of part of the agricultural building for ancillary wcs, showers and kitchen area (part retrospective)	
2022(D)296	<p><b><u>Item 7 Correspondence Concerning Previous Planning Applications - For Information</u></b></p> <p>To receive a verbal update</p> <p><i>None received.</i></p>				
2022(D)297	<p><b><u>Item 8 CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted</u></b></p> <p>To receive written update</p> <p><b><i>Proposed by Cllr S Martin Seconded by Cllr L Levick Unanimously Approved</i></b></p> <p><b>RESOLVED:-</b> <i>That the update be received.</i></p>				
2022(D)298	<p><b><u>Item 9 Outstanding Issues Register, Including Paths and Obstructions – For Information</u></b></p> <p>To receive written updates about blocked paths and obstructions as well as the Outstanding Issues Register</p> <ul style="list-style-type: none"> <li>a. Blocked paths and obstructions</li> <li>b. Outstanding Issues Register</li> </ul> <p><b><i>Proposed by Cllr S Martin Seconded by Cllr A Hollis Unanimously Approved</i></b></p> <p><b>RESOLVED:-</b> <i>That the update be received.</i></p>				
2022(D)299	<p><b><u>Item 10 Flooding Related Issues – For Information</u></b></p> <p>To receive a verbal update on flooding issues in Todmorden.</p> <ul style="list-style-type: none"> <li>a. Planning Application for Derdale St</li> <li>b. Sandholme Mill</li> </ul> <p>The Assistant Town Clerk reported that the Flood Team are still working to make progress with the flooding issues on Halifax Rd with Yorkshire Water and Lidl but have not received replies to their enquiries.</p>				
2022(D)300	<p><b><u>Item 11 Update on Meeting with Senior CMBC Managers</u></b></p>				

	<p><b><i>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Approved</i></b></p> <p><b><u>RESOLVED:-</u></b> <i>The Assistant Town Clerk to write to Calderdale asking them to consult with Lancashire County Council about reducing the speed limit on the road between Windy Bridge and Portsmouth.</i></p> <p><b><u>RESOLVED:-</u></b> <i>The Assistant Town Clerk to write to Calderdale to advise that additional yellow lines are preferable to a zebra crossing at Copperas in Walsden.</i></p> <p><b><u>RESOLVED:-</u></b> <i>The Assistant Town Clerk to write to Calderdale suggesting that reflective barriers be used on the A646 near Lobb Mill.</i></p> <p><b><u>RESOLVED:-</u></b> <i>That thanks be given to the Assistant Town Clerk for the work she has done progressing these issues with Calderdale Council.</i></p>
2022(D)301	<p><b><u>Item 12 Big Bus Chat – For Information/Action</u></b> To receive written update</p> <p><b><i>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Approved</i></b></p> <p><b><u>RESOLVED:-</u></b> <i>Contents of the survey noted.</i></p>
2022(D)302	<p><b><u>Item 13 Condition of Todmorden Bus Station</u></b> To receive verbal update</p> <p>The Assistant Town Clerk reported that the suggestion of the Committee that there be an awareness raising campaign about litter in the bus station is being referred to the Communications Department at Metro.</p> <p><b><i>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Approved</i></b></p> <p><b><u>RESOLVED:-</u></b> <i>That the Assistant Town Clerk write to Metro/ the sub-contractor to request details of the cleaning schedule for the bus station. Also, to feedback on the general appearance of the bus station with peeling paint etc.</i></p>
2022(D)303	<p><b><u>Item 14 Todmorden’s Canalside Proposals – For Information</u></b> To receive a written update</p> <p><b><i>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Approved</i></b></p> <p><b><u>RESOLVED:-</u></b> <i>That the update be received, and Mr S Ralph be thanked for his report.</i></p>
2022(D)304	<p><b><u>Item 15 Any Items for Discussion for a Future Agenda – For Information</u></b> 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"> <li>• Invite Yorkshire Water to present Autumn/Winter 2023</li> <li>• Recognition of Calderdale and contracted staff for the work that has been done on the A646 Corridor Improvements project</li> </ul>

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	<ul style="list-style-type: none"> <li>• Glamping in Mankinholes</li> <li>• Invite Calderdale Council Planning Officer to present Autumn/Winter 2023/4</li> <li>• Preservation of the Conservation area, especially the shops</li> <li>• Canal Improvement Scheme Winter 2023/4</li> </ul>
2022(D)305	<p><b><u>Item 16 Date of the Next Committee Meeting – For Information</u></b></p> <p>To note the date of the next committee meeting scheduled for Wednesday 29th March 2023 at 7.30pm.</p> <p>Cllr G Kent observed that this was the last meeting of the Development Committee in the current Council term. He expressed his thanks to his colleagues on the Development Committee.</p> <p>The meeting ended at 8.55pm.</p>