

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 1 March 2023 at 7.30 pm

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| Councillors Present: | S Martin (chair) S Press, A Hollis, G Kent, J Williams, L Levick, P Taylor, J Turner, N Stocks and M Holmstedt (substituting for Cllr L Needham) |
| Observing Councillors: | |
| Officers: | Mrs S Miles – Assistant Town Clerk (Minute taker) |
| Presenter: | Ms D Greenwood and Mr A Rollins |
| Members of the Public: | 8 members of the public |

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| 2022(D)274 | <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, L Needham and L Thorpe.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr G Kent Unanimously Approved</i></p> <p><i>RESOLVED:</i> <i>That the apologies of Cllr K White, (Health Reasons) and Cllrs L Needham (Prior Commitments) and L Thorpe, (Prior commitments) be received and their reasons for absence is accepted.</i></p> |
| 2022(D)275 | <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> <p><i>No declarations received.</i></p> |
| 2022(D)276 | <p><u>Item 3 Public Participation – For Decision</u></p> |

Signature..... 29th March 2023

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| | <p>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><i>Proposed by Cllr S Martin and Secoded by Cllr J Williams Unanimously Agreed</i></p> <p><i>RESOLVED:- That members of the public can make representation on the business of the agenda for the meeting.</i></p> <p>Mr Abdul provided clarification about the planning application at item 7a.</p> <p>Ms J Matthews mentioned she has questions about Calderdale Council's plan for infrastructure.</p> <p>Mrs A Speight reported that she had received feedback from people with disabilities that the removal of the pelican crossing outside the York pub and the replacement new zebra crossing near the roundabout on Halifax Rd is causing significant issues.</p> <p>Mr I Innes, Mr A Toothill and Ms L Turner advised of serious concerns with the planning application at item 7e, including access, heritage issues and environmental issues.</p> |
| 2022(D)277 | <p><u>Item 4 Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 1 February, 2023.</p> <p><i>Proposed by Cllr J Williams Secoded by Cllr L Levick Unanimously Approved</i></p> <p><i>RESOLVED:- That the draft minutes of the Development Committee meeting held on 1st February 2023 be approved as a true record of proceedings</i></p> |
| 2022(D)278 | <p><u>Item 5 Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</u></p> <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.</p> <p><i>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Approved</i></p> <p><i>RESOLVED:- That any public or press who may attend be allowed to stay for the whole of the meeting.</i></p> |
| 2022(D)279 | <p><u>Item 6 Presentation on Calderdale Tourism and Visitor Economy by Ms D Greenwood – For Information</u></p> <p>The manager of Calderdale Tourism and Visitor Economy to give presentation on what Calderdale Council is doing to stimulate tourism in the area.</p> <p>Ms Greenwood went through the slide pack. Some key points are below.</p> |

1. Background and Statistics – (latest ONS 2019)

- Tourism worth £400m to Calderdale economy up 14% from 2018
- 8.2 million visitors visited for day/overnight up 27%
- Tourists spent £295.8m and is estimated to have supported 7930 jobs

2. Recent Visitor Trends

- Trends since Covid are that 36% of people prefer to holiday in the UK
- Top destination for overnight stays is village/countryside
- Car is the most common form of transport
- Trying local food/drink and walking/hiking are most popular activities

3. Sub Regional Partnerships

- Include West Yorkshire Tourism Partnership and Local Visitor Economy Partnership

4. Challenges and Opportunities

Challenges

- Year of Culture 2024
- Projects and investment such as Town Funds
- Business engagement/support
- WYCA/LVEP partnerships
- Filming and events

Opportunities

- Hotel provision
- Transport
- Cost of Living crisis
- Climate crisis

5. Filming/Press Coverage

- Programmes such as Gentleman Jack, Happy Valley, Gallows Pole and Passenger

6. Calderdale Year of Culture 2024

- Aim of this project is to attract investment in creative sector, increase community engagement and increase participation in culture, heritage and sports events and enhance the visitor economy.

7. Developing Thriving Towns

- Engage with businesses and business forums to gather business intelligence
- Destination marketing campaigns
- Recruitment and the upskilling of young people
- Work with Cultural Services to support towns and villages/Year of Culture
- Refresh Visitor Economy Strategy

In Todmorden

- Town Deal is significant investment in area
- Todmorden has programme of events throughout the year
- Thriving independent music scene
- Local and distinctive vibe – from markets to independent retailers
- Proximity to Manchester

8. Partners and Projects

- Todmorden Information Centre – visitor engagement
- Wayfinding
- Active/sustainable travel
- Incredible Edible
- Markets
- South Pennine Park
- Canal and River Trust

Some members pointed out that whilst supporting tourism in Todmorden they were wary of the potentially negative impact of tourism – including rising prices in the shops, an emphasis on ‘toilets, trinkets and tea shops’ and impact on the local infrastructure. Overuse, for example on the tops, could result in the degradation of paths etc and potentially contribute to increased flooding in the valley.

It was pointed out that accessibility is an issue with narrow pavements and bumpy roads.

Other members said that although the indoor market is thriving the outdoor market needs support. It was suggested that visiting Todmorden on the ‘wrong day’ when everything is closed might give a poor experience. Ms D Greenwood reported that attracting flexible traders could be difficult when there is competition from elsewhere.

Members noted that the market has a wide variety of locally produced fresh meat. Cheese and baked products which many people are unaware of. A suggestion was that coach parties could be organised on such market days.

Ms D Greenwood reported that there is a new website ‘ Film Calderdale’ that highlights many local areas and their unique offerings. It was suggested that the Town Hall Friends/Guides could usefully provide information about the Town Hall. It was also noted that the 150th anniversary of the Town Hall is being celebrated in 2025.

Ms J Matthews reported that Todmorden (and especially Gaddings Dam) occasionally exceeds its visitor capacity. She was concerned that visitors arriving on these days may have a poor experience.

It was noted that the Book Festival brings many visitors to Todmorden and they enjoy the venues used such as Fielden Hall and the Unitarian Church. There is an opportunity to expand the experiences that visitors can have. It is a drawback that there are no hotel facilities in Todmorden. Previously Scaitcliffe Hall was a great hotel venue and facilities such as Sachas and the Gershwin Bar were open then.

Ms D Greenwood was thanked for her presentation. She said that she will take away the points made and produce a plan to take the ideas forward.

Proposed by Cllr S Martin Seconded by Cllr G Kent Unanimously Approved

RESOLVED:- That Todmorden Town Council consider providing a Councillor representative for the Calderdale Town Board which meets 3 times a year.

2022(D)280

Item 7 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 Seconded by Cllr G Kent Unanimously Approved except for item 7h where Cllrs L Levick and G Kent voted against supporting the application.

RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council en bloc.

| Item no | Application Number | Address | Purpose | TTC Feedback |
|---------|--------------------|--|---|--|
| 7a | 23/00061/F UL | Land Adjacent Owler Mill Bacup Road Todmorden Calderdale | New building for a commercial restoration business and production and storage of off grid power. | Supported |
| 7b | 23/20008/T PO | Crossley House Knowlwood Road Todmorden Calderdale OL14 6PB | Prune one tree (Tree Preservation Order) | Supported |
| 7c | 23/00100/H SE | 9 Cross Lee Road Todmorden Calderdale OL14 8EH | Demolition of existing garage and Upvc rear conservatory. Construction of new garden building, single storey rear extension, front and rear dormer windows. | Supported |
| 7d | 22/01390/O UT | Land Adjacent to Clewer Place Hollins Road Todmorden Calderdale | Three terraced dwellings with associated access, amenity space and facilities. | Not Supported because of significant access issues, water supplies, land instability and the |

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| | | | | potential increase in flooding |
| 7e | 22/01389/O UT | Reuben's Garden 21 Top O'Th' Hill Road Todmorden Calderdale OL14 6QA | Dwelling with associated access (Outline) | Not Supported because of significant access issues, water supplies, land instability, environmental and wildlife impact, heritage concerns for cobbled trail and the potential increase in flooding |
| 7f | 23/00076/L BC | Carr House Farm Carr House Lane Todmorden Calderdale OL14 8AR | Car parking area (Listed Building Consent) | No comment |
| 7g | 23/00075/H SE | Carr House Farm Carr House Lane Todmorden Calderdale OL14 8AR | Car parking area | No comment |
| 7h | 23/00080/L BC | 5 Cropley House St Peters Gate Walsden Todmorden Calderdale OL14 6BG | Alterations to convert a three- panel window into a door with two side windows. | No comment |
| 7i | 23/20022/T PO | 5 Crossley Street Todmorden Calderdale OL14 6NQ | Fell one tree | Supported but suggest replacing tree with one of a native species |
| 7j | 23/20021/T PO | Land Opposite Birks Wood Birks Lane Walsden Todmorden Calderdale | Prune some trees & Fell 10 Trees (Tree Preservation Order) | Supported but suggest replacing the trees with ones of a native species |
| 7k | 23/00064/F UL | Land East Of The Coach House Stoodley Lane Todmorden Calderdale | Agricultural storage building | Supported |

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| 2022(D)281 | <p><u>Item 8 Correspondence Concerning Previous Planning Applications - For Information</u> To receive a verbal update</p> <p><i>None received.</i></p> |
| 2022(D)282 | <p><u>Item 9 CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted</u> To receive written update</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr J Williams Unanimously Approved</i></p> <p>RESOLVED:- <i>That the update be received.</i></p> |
| 2022(D)283 | <p><u>Item 10 Outstanding Issues Register, Including Paths and Obstructions – For Information</u> To receive written updates about blocked paths and obstructions as well as the Outstanding Issues Register</p> <ul style="list-style-type: none"> a. Blocked paths and obstructions b. Outstanding Issues Register <p><i>Proposed by Cllr S Martin Seconded by Cllr P Taylor Unanimously Approved</i></p> <p>RESOLVED:- <i>That the update be received.</i></p> |
| 2022(D)284 | <p><u>Item 11 Flooding Related Issues – For Information</u> To receive a verbal update on flooding issues in Todmorden.</p> <ul style="list-style-type: none"> a. Planning Application for Derdale St b. Sandholme Mill <p>It was noted that the planning application for Derdale St is still under consideration and that CMBC is responsible for surface water issues. The Assistant Town Clerk reported that the Flooding Team are working with Yorkshire Water to survey the attenuation tanks and gullies on Halifax Rd around Lidl.</p> |
| 2022(D)285 | <p><u>Revised Crossings on Halifax Rd – For Information</u> To receive a verbal update</p> <p>It was noted that there had been complaints from people living with disabilities such as visual impairment and dementia, because of the removal of the pelican crossing outside the Duke of York pub and the siting instead of a zebra crossing nearer to the Town Hall. It was noted that vulnerable people are having to walk down to the pelican crossing outside B&M which can be problematic for those with disabilities. There was concern that this change could possible cause accidents.</p> <p>It was noted that Calderdale Council had worked with partners such as WYCA and the Transport Committee over a long period of time to plan and implement the changes as part of the A646 Corridor Improvements project which covers a wide area, not just Todmorden. It was also noted that at a meeting of Todmorden</p> |

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| | <p>Town Forum that it might be possible to tweak changes where difficulties were being experienced.</p> <p>Proposed by Cllr S Martin Seconded by Cllr J Williams Unanimously Approved</p> <p>RESOLVED:- <i>That the Clerk write to Tracy Brabin, the Mayor of West Yorkshire and the Assistant Director for Regeneration and Strategy for Calderdale to feedback the information received and seeks adjustments to the crossings to accommodate vulnerable/people living with disability who are disadvantaged by the changes.</i></p> |
| 2022(D)286 | <p><u>Item 13 The High Levels of Rubbish Observed in the Todmorden Bus Station</u></p> <p>To receive verbal update</p> <p>The Clerk reported that she had contacted Metro and they had advised that the cleaning of the bus station is outsourced. She has also been contacted by the company concerned and they have offered to do an additional clean of the site to rectify the issue.</p> <p>It was noted that this has been a reoccurring issue over the years.</p> <p>Proposed by Cllr S Martin Seconded by Cllr P Taylor Unanimously Approved</p> <p>RESOLVED:- <i>That the Clerk write to Metro to request that they consider an awareness raising campaign as the issue is one of behaviour.</i></p> <p>RESOLVED:- <i>That the Clerk write to the cleaning company to enquire about the normal cleaning schedule and to find out when the additional clean offered will take place.</i></p> |
| 2022(D)287 | <p><u>Item 14 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"> • Invite Yorkshire Water to present Autumn/Winter 2023 • Recognition of Calderdale and contracted staff for the work that has been done on the A646 Corridor Improvements project • The High Levels of Rubbish Observed in the Todmorden Bus Station |
| 2022(D)288 | <p><u>Item 15 Date of the Next Committee Meeting – For Information</u></p> <p>To note the date of the next committee meeting scheduled for Wednesday 29th March 2023 at 7.30pm.</p> <p>The meeting ended at 9.15pm.</p> |