

TODMORDEN TOWN COUNCIL

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Item 5 Development Committee 16
August 2023

MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on Wednesday 19 July 2023 at 7.30 pm

Councillors Present: Cllrs S Martin (Chair), B Jancovich, A Hollis, The Rev G Kent, L Thorpe, P Taylor and J Williams

Observing Councillors:

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

Presenter:

Members of the Public: 3

2023(DC)030	<p><u>Item 1 Apologies for Absence – For Decision</u> To receive and approve apologies for absence and reasons given to the Clerk prior to the meeting.</p> <p>Apologies received from Cllrs S Cheragi-Sohi, M Molteno, T Hanley, K White and S Press</p> <p><i>Proposed by Cllr L Thorpe Seconded by Cllr A Hollis</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:</i> <i>That the apologies of Cllrs S Cheragi-Sohi (family commitments), M Molteno and T Hanley, (work commitments), K White (health reasons) and S Press (prior commitments) be received and their reasons for absence is accepted.</i></p>
2023(DC)031	<p><u>Item 2 Declarations of Interest – For Decision</u> 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>

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	<p><i>No declarations of pecuniary interest received although Cllr B Jancovich declared that he had another interest in item 7f.</i></p> <p>No interests declared.</p>
2023(DC)032	<p><u>Item 3 Public Participation – For Decision</u> 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 the Revd G Kent Seconded by Cllr L Thorpe</i> <i>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>
2023(DC)033	<p><u>Item 4 Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</u> 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 Seconded by Cllr L Thorpe</i> <i>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>
2023(DC)034	<p><u>Item 5 Minutes – For Decision</u> To approve the draft minutes of the Development Committee meeting held 21 June 2023.</p> <p><i>Proposed by Cllr the Revd G Kent Seconded by Cllr B Jancovich</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- That the draft minutes of the Development Committee meeting held on 21 June 2023 be approved as a true record of proceedings</i></p>
2023(DC)035	<p><u>Item 6 Neighbourhood Plan – For Decision</u> To approve the draft letter to be sent to owners of properties on the Non-Designated Heritage List</p> <p><i>Proposed by Cllr L Thorpe Seconded by Cllr P Taylor</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- That the draft letter detailed in Appendix 1 be approved.</i></p> <p>Mr C Hill reported that Integreat Plus, the consultancy that has supported Todmorden Town Council from the beginning with the</p>

Neighbourhood Plan, is folding and the lead consultant is starting his own consultancy.

**Proposed by Cllr S Martin
Unanimously Approved**

Seconded by Cllr J Williams

RESOLVED:- That following advice of Integreat plus ceasing business, that Jamie Wilde now of Design Yorkshire , previous consultant with Integreat plus responsible for consulting on the production of the Todmorden Neighbourhood Plan, be engaged on an urgent basis to continue this work given his specialist knowledge of the Todmorden Neighbourhood Plan and that this decision be brought to Full Council for ratification

2023(DC)36

Item 7 Calderdale Placemaking and Design Guide and other Local Plan Supplementary Planning Documents – For Information/Decision

To receive a verbal update from the Project Officer about the Calderdale Placemaking and Design Guide and other Local Plan Supplementary Planning Documents and the impact of these on the Neighbourhood Plan

Mr C Hill reported that officers will attend the two scheduled meetings of the Review Panel, that favourable feedback has been received about the TTC Design Guide from JTP consultants, who are preparing the Placemaking and Design Guide on behalf of Calderdale Council.

**Proposed by Cllr S Martin
Unanimously Approved**

Seconded by Cllr J Williams

RESOLVED:- Update received

2023(DC)037

Item 8 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
Unanimously Approved**

Seconded by Cllr A Hollis

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

Item no	Application Number	Address	Purpose	TTC Feedback
8a	23/00590/HSE	501 - 503 Bacup Road Todmorden Calderdale OL14 7HP	Demolition of existing double garage and construction of new timber clad double garage and workshop.	Supported
8b	23/00598/HSE	Carr House Farm	Car parking area (Revised	Not supported based on the input

		Carr House Lane Todmorden Calderdale OL14 8AR	Scheme to 23/00075/HSE)	from Highways. It is hoped that plans can be developed which can be acceptable
8c	23/00599/LBC	Carr House Farm Carr House Lane Todmorden Calderdale OL14 8AR	Car parking area (Revised Scheme to 23/00076/LBC) (Listed Building Consent)	Not supported
8d	23/20059/TPO	1 Carr House Fold Carr House Lane Todmorden Calderdale OL14 8AR	Fell & Prune Trees (Tree Preservation Order)	Supported subject to the comments of the Tree Officer
8e	23/00638/HSE	18 Kilnhurst Mount Todmorden Calderdale OL14 6AT	Proposed single storey extension to the re side of the existing dwelling	No comment
8f	23/20091/TPO	Cross Stone Rise Cross Stone Road Todmorden Calderdale OL14 5TB	Fell Two Trees (Tree Preservation Order)	Supported subject to the views of the Tree Officer. It is recommended that the trees removed should be replaced by native trees
8g	23/00572/LBC	Clough Foot School Bacup Road Todmorden Calderdale OL14 7HN	Removal of existing kitchen units and cupboards (excluding built-in corner cupboard), removal and replacement of the existing open fire surround and cast-iron open fire with a wood burning stove. Provision of	Supported

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			insulation behind kitchen units (Listed Building Consent)	
8h	23/00691/HSE	12 Woodfield Street Todmorden Calderdale OL14 5JP	New single-story extension to the rear of the existing terraced property.	Supported
8i	23/00613/LBC	Croft Farm Lumbutts Lumbutts Road Todmorden Calderdale OL14 6JH	Re-roofing of existing barn, installation of 7no. flush fitting conservation roof windows, widening of existing doorway to north elevation and single storey farm office extension to west gable end (Listed Building Consent)	Supported subject to the views of the Conservation Officer
8j	23/00615/FUL	Croft Farm Lumbutts Lumbutts Road Todmorden Calderdale OL14 6JH	Re-roofing of existing barn, installation of 7no. flush fitting conservation roof windows, widening of existing doorway to north elevation and single storey farm office extension to west gable end (Listed Building Consent)	Supported subject to the views of the Conservation Officer
2023(DC)038	<u>Item 9 Correspondence Concerning Previous Planning Applications - For Information</u>			

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	To receive a verbal update
2023(DC)039	<p><u>Item 10 CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted</u></p> <p>To receive written update</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr J Williams</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:-</i> That the update be received and that future reports should include planning applications older than three months where the decision is still outstanding.</p>
2023(DC)040	<p><u>Item 11 Outstanding Issues Register, Including Paths and Obstructions – For Information</u></p> <p>To receive written updates about blocked paths and obstructions as well as the Outstanding Issues Register</p> <p style="padding-left: 40px;">a. Blocked paths and obstructions b. Outstanding Issues Register</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr P Taylor</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:-</i> That the update be received.</p>
2023(DC)041	<p><u>Item 12 Flooding Related Issues – For Information</u></p> <p>To receive a verbal update on flooding issues in Todmorden.</p> <p style="padding-left: 40px;">a. Planning Application for Derdale St b. Sandholme Mill</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr A Hollis</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:-</i> That the update be received.</p>
2023(DC)042	<p><u>Item 13 . Condition of Todmorden Bus Station – For Decision</u></p> <p>To receive an update and decide on action.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr the Revd G Kent</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:-</i> That the Clerk write to WYCA, and copy to Cllr C Hutchinson, Calderdale’s representative on WYCA Transport Forum), Cllr S Patient (Calderdale Cabinet member responsible for Transport) and Tracy Brabin, the Mayor of West Yorkshire. The letter will set the short- term and long-term objectives of the Committee:</p>

	<ol style="list-style-type: none"> 1. The standards of cleaning are insufficient. The bus station should have a deep clean and the cleaning schedule should be increased to daily rather than once weekly. 2. The CCTV is not working and the bus station is not safe – this should be reactivated as soon as possible 3. Explore what improvements can be made to the bus station in the short term, including the bus information systems. 4. Explore the possibility of there being a new bus station/significant improvement to the existing bus station. 5. That WYCA be invited to a Development Committee Meeting and tour of the bus station. 6. That the Clerk will liaise with the Town Clerk to bring this issue as an agenda item for a Full Council meeting.
<p>2023(DC)043</p>	<p><u>Item 14 Havoc Bike Park – For Decision</u> To receive an update and decide on action</p> <p>The Clerk reported that both she and Cllr S Dacre were trying to establish whether there has been/needs to be a planning application for the bike park and associated car park.</p> <p><i>Proposed by</i> Cllr A Hollis <i>Seconded by</i> Cllr L Thorpe <i>Unanimously Approved</i></p> <p><i>RESOLVED:-</i> That the Clerk will pursue the issue of planning permission and monitor the situation. Also, to contact Network Rail about the safety issues with the level crossings at Station Parade being left open.</p>
<p>2023(DC)044</p>	<p><u>Item 15 Condition of the Shop at 16 Halifax Rd (previously Heavens Above) – For Decision</u> To receive an update and decide on action</p> <p>The Clerk reported that Calderdale Environmental Health had advised that the Town Council should write to the landlord of the property.</p> <p><i>Proposed by</i> Cllr Steve Martin <i>Seconded by</i> Cllr J Williams <i>Unanimously Approved</i></p> <p><i>RESOLVED:-</i> That the Clerk should write to the property owner.</p>
<p>2023(DC)045</p>	<p><u>Item 16 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 • Consideration of a TTC Tourism Policy • Invite Calderdale Council Planning Officer to present Autumn/Winter 2023/4

	<ul style="list-style-type: none"> • Invite the Calderdale Conservation Officer to present Autumn/Winter 2023/4 • Condition of Todmorden Bus Station • Progress with the Victoria Rd building site • Todmorden upstairs GP Surgery possible closure • Western Gateway to Calderdale A646
<p>2023(DC)046</p>	<p><u>Item 17 Date of the Next Committee Meeting – For Information</u></p> <p>To note the date of the next committee meeting scheduled for Wednesday 16th August 2023 at 7.30pm.</p> <p>The meeting ended at 8.50pm.</p>