

# TODMORDEN TOWN COUNCIL

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



## MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on Wednesday 24 May 2023 at 7.30 pm

**Councillors Present:** Cllrs S Martin (Chair), T Hanley (Mayor), B Jancovich, The Rev G Kent, S Press and P Ripley (substituting for Cllr A Hollis)

**Observing Councillors:**

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

**Presenter:**

**Members of the Public:** 2

2023(DC)017	<p><b><u>Item 1 Apologies for Absence – For Decision</u></b> To receive and approve apologies for absence and reasons given to the Clerk prior to the meeting.</p> <p>Apologies received from Cllrs J Williams, A Hollis, P Taylor, S Cheragi-Sohi, M Molteno, K White and L Thorpe.</p> <p><b><i>Proposed by Cllr B Jancovich    Seconded by Cllr T Hanley</i></b> <b><i>Unanimously Approved</i></b></p> <p><b><i>RESOLVED:</i></b> <i>That the apologies of Cllr J Williams, A Hollis, P Taylor (prior commitment), S Cheragi-Sohi, M Molteno, (family commitment), K White and L Thorpe (health reasons) be received and their reasons for absence is accepted.</i></p>
2023(DC)018	<p><b><u>Item 2 Declarations of Interest – For Decision</u></b> 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><b><i>Proposed by Cllr the Revd G Kent    Seconded by Cllr T Hanley Unanimously Approved</i></b></p> <p><b><i>RESOLVED:</i></b> <i>That Cllr B Jancovich would not contribute to the discussion or vote on item 7f.</i></p>
2023(DC)019	<p><b><u>Item 3 Public Participation – For Decision</u></b></p> <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><b><i>Proposed by Cllr B Jancovich    and Seconded by Cllr P Ripley Unanimously Agreed</i></b></p> <p><b><i>RESOLVED:-</i></b> <i>That members of the public can make representation on the business of the agenda for the meeting.</i></p> <p>Ms W Edge raised questions about item 6, including the content of the Neighbourhood Plan, how residents will be consulted about it and the process for engagement, developing and adopting the Neighbourhood Plan.</p> <p>Mr C Hill responded by clarifying what the Calderdale Local Plan, the Todmorden Neighbourhood Plan and the Todmorden Town Deal projects are as there can be confusion as they are being developed at the same time.</p> <p>Mr C Hill also clarified the purpose and content of the Todmorden Neighbourhood Plan and the overall process for its development and implementation including public consultation and the role of the Examiner and Calderdale Council. He explained that it is likely that it will go for public referendum in Spring 2024 and that the public will have a simple yes/no vote to on the Neighbourhood Plan.</p>
2023(DC)020	<p><b><u>Item 4 Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</u></b></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><b><i>Proposed by Cllr S Martin    Seconded by Cllr P Ripley Unanimously Approved</i></b></p> <p><b><i>RESOLVED:-</i></b> <i>That any public or press who may attend be allowed to stay for the whole of the meeting.</i></p>
2023(DC)021	<p><b><u>Item 5 Minutes – For Decision</u></b></p> <p>To approve the draft minutes of the Development Committee meeting held 24 May 2023.</p>

Cllr S Martin reported that a response had been received from Cllr Scott Patient, the local Calderdale Councillor responsible for transport about the condition of the Todmorden Bus Station. It was agreed that this issue would be an item on an agenda of a future meeting of the Development Committee.

***Proposed by Cllr B Jancovich    Seconded by Cllr T Hanley  
Unanimously Approved***

***RESOLVED:- That the draft minutes of the Development Committee meeting held on 24 May 2023 be approved as a true record of proceedings***

2023(DC)022

**Item 6 - Neighbourhood Plan – For Decision**

To receive a report recommending agreement to submit the Draft Neighbourhood Plan and Design Handbook to Full Council for approval to issue for consultation.

***Proposed by Cllr S Press    Seconded by Cllr B Jancovich  
Unanimously Approved***

***RESOLVED:- That Members recommend to Full Council to approve the documents for consultation as submitted in Appendix 1 and Appendix 2. Members commented on the quality of the documents and expressed their thanks to officers for their good work on this.***

2023(DC)023

**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 S Martin    Seconded by Cllr T Hanley  
Unanimously Approved***

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

<b>Item no</b>	<b>Application Number</b>	<b>Address</b>	<b>Purpose</b>	<b>TTC Feedback</b>
<b>7a</b>	23/00426/HSE	Menhir 4 Sourhall Court Todmorden Calderdale OL14 7JT	Single storey rear extension and single storey side extension	Supported
<b>7b</b>	23/00250/FUL	St Josephs RC Primary School Wellington Road Todmorden	Works to boundary wall and provision of perimeter safeguarding fence	Supported

		Calderdale OL14 5HL		
<b>7c</b>	23/00204/FUL	Storage Land Opposite Wood Mill Halifax Road Todmorden Calderdale	Storage Unit (Revised Scheme to 22/01273/FUL	Supported
<b>7d</b>	23/20064/TPO	Roomfield Court Roomfield Street Todmorden Calderdale	Prune Trees (Tree in Conservation Area)	Supported
<b>7e</b>	23/20077/TPO	2 Buckley Wood Bottom Todmorden Calderdale OL14 7AN	Prune one tree and Fell one tree (Tree Preservation Order)	Supported. It is recommended that felled trees be replaced with native trees
<b>7f</b>	23/20069/TPO	Land Adjacent To Shaw Wood Shaw Wood Road Todmorden Calderdale	Management of trees (inc. pruning and limited felling)	Supported. It is recommended that felled trees be replaced with native trees
<b>7g</b>	23/00507/HSE	1 Moorland View Todmorden Calderdale OL14 6HG	Single storey side extension, side garage and front extension (following demolition of porch, garden room and shed)	Supported

2023(DC)024

**Item 8 Correspondence Concerning Previous Planning Applications - For Information**

To receive a verbal update

*None received.*

2023(DC)025

**Item 9 CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted**

To receive written update

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	<p><b><i>Proposed by Cllr S Martin    Seconded by Cllr P Ripley Unanimously Approved</i></b></p> <p><b><i>RESOLVED:- That the update be received.</i></b></p>
2023(DC)026	<p><b><u>Item 10 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> <p style="padding-left: 40px;">a.     Blocked paths and obstructions b.     Outstanding Issues Register</p> <p><b><i>Proposed by Cllr S Martin    Seconded by Cllr P Ripley Unanimously Approved</i></b></p> <p><b><i>RESOLVED:- That the update be received.</i></b></p>
2023(DC)027	<p><b><u>Item 11 Flooding Related Issues – For Information</u></b></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>The Assistant Town Clerk reported that the longstanding planning application for Derdale St (20/01367/FUL ) is on the agenda for the Calderdale Planning Committee today. The officer report recommends that the application be approved. It was noted that the Development Committee nor Cllr D Young had supported the application.</p> <p>It was noted that the Sandholme Mill site is currently for sale.</p> <p><b><i>Proposed by Cllr the Revd G Kent    Seconded by Cllr P Ripley Unanimously Approved</i></b></p> <p><b><i>RESOLVED:- That assurance be sought from Calderdale Council about the impact of the design on existing properties in the area.</i></b></p>
2023(DC)028	<p><b><u>Item 12 Any Items for Discussion for a Future Agenda – For Information</u></b></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"> <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> <li>• Consideration of a TTC Tourism Policy</li> <li>• Invite Calderdale Council Planning Officer to present Autumn/Winter 2023/4</li> </ul>

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	<ul style="list-style-type: none"> <li>• Invite the Calderdale Conservation Officer to present Autumn/Winter 2023/4</li> <li>• Condition of Todmorden Bus Station</li> <li>• Havok Bike Park</li> <li>• Progress with the Victoria Rd building site</li> </ul>
2023(DC)029	<p><b><u>Item 13 Date of the Next Committee Meeting – For Information</u></b></p> <p>To note the date of the next committee meeting scheduled for Wednesday 19th July 2023 at 7.30pm.</p> <p>The meeting ended at 8.40pm.</p>