

# TODMORDEN TOWN COUNCIL

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Item 6f – Full Council 19th  
October 2022

## MINUTES OF THE DEVELOPMENT COMMITTEE MEETING Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on Wednesday 14 September 2022 at 7:30 pm

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<b>Councillors Present:</b>	Cllrs S Martin (chair), L Thorpe (Mayor and Vice Chair), A Hollis, L Levick, S Press, J Turner, J Williams, , L Needham and K White
<b>Absent Councillors:</b>	Cllrs P Taylor, the Revd G Kent and K White
<b>Observing Councillors:</b>	
<b>Officers:</b>	Mrs S Miles – Assistant Town Clerk (Minute taker)
<b>Presenter:</b>	
<b>Members of the Public:</b>	+ 3

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2022(D)191	<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 Cllr P Taylor and the Revd G Kent as they both had previous commitments and Cllr k White for health reasons.</p> <p><b><i>Proposed by Cllr A Hollis    Seconded by Cllr L Needham    Unanimously Agreed</i></b></p> <p><b><i>RESOLVED: That the apologies be accepted from Cllrs P Taylor and the Revd G Kent who both had previous commitments and Cllr K White for health reasons.</i></b></p>
2022(D)192	<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>None were received</p>

Signature.....

Date 12 October 2022

2022(D)193	<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><i>Note: No resolutions can be under public participation</i></p> <p><b>Proposed by Cllr S Martin and Seconded by Cllr L Thorpe Unanimously Agreed</b></p> <p><b>RESOLVED:- That members of the public can make representation on the business of the agenda for the meeting.</b></p>
.2022(D)194	<p><b><u>Item 4. Minutes – For Decision</u></b></p> <p>To approve the draft minutes of the Development Committee meeting held 17 August 2022 (previously circulated).</p> <p><b>Proposed by Cllr A Hollis and Seconded by Cllr L Levick Unanimously Agreed</b></p> <p><b>RESOLVED:- That the draft minutes of the Development Committee meeting held on 17 August 2022 be approved as a true record of proceedings</b></p>
2022(D)195	<p><b><u>Item 5. 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>Proposed by Cllr S Martin and Seconded by Cllr J Williams Unanimously Agreed</b></p> <p><b>RESOLVED:- That any public or press who may attend be allowed to stay for the whole of the meeting.</b></p>
2022(D)196	<p><b><u>Item 6. Presentation by Paul Swales from the Environment Agency About Flood Alleviation Projects in the Todmorden area</u></b></p> <p>To provide a verbal and a written presentation</p> <p>Item deferred to next meeting.</p>
2022(D)197	<p><b><u>Item 7. To submit comments on the planning applications received from Calderdale Council.</u></b></p> <p>Comments as detailed below were agreed by Members en bloc</p> <p><b>Proposed by Cllr and Seconded by Cllr Unanimously Agreed</b></p> <p><b>RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council en bloc.</b></p> <p><b>Proposed by Cllr S Martin and Seconded by Cllr J Williams Unanimously Agreed</b></p>

<b>Item no</b>	<b>Application Number</b>	<b>Address</b>	<b>Purpose</b>	<b>Consultation Feedback</b>
<b>7a</b>	22/00756/FUL	Shoebroad Farm 2 - 5 Shoebroad Lane Todmorden Calderdale OL14 6LQ	Change of use of land to form a camping site with ten glamping pods and associated amenities	Supported subject to comments from Highways
<b>7b</b>	22/20130/TPO	11 Crossley Street Todmorden Calderdale OL14 6NQ	Prune one tree (Tree Preservation Order)	Supported subject to comments from the Tree Officer
<b>7c</b>	22/00315/FUL	Height Top Cottage Tower Causeway Todmorden Calderdale OL14 7JE	40 Solar Panels	Supported
<b>7d</b>	22/00484/FUL	Kilnhurst Works Summerfield Road Todmorden Calderdale OL14 6AJ	Demolition of Kilnhurst works down to plinth level (Summerfield Road access level), conversion of existing basement to provide six double garages and the redevelopment of the ground floor to provide seven dwellings	Supported subject to comments from Highways
<b>7e</b>	21/00594/HSE	Matchbox Bacup Road Todmorden Calderdale OL14 7PJ	Two storey side extension	Supported
<b>7f</b>	22/00899/LBC	Hollins Mill Rochdale Road Todmorden Calderdale	Repair of collapsed chimney and adjacent structure to former Boiler Room.	Repairs supported  N.B. It is not clear why the design statement for this applications refers to planning permission associated with the building of flats
<b>7g</b>	22/00395/FUL	The Shaw South New Road Mankinholes	Four luxury one bedroomed glamping units and a hot tub for guests along with secure	No comment as still awaiting information from

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			Todmorden Calderdale OL14 6HP	bike storage, a permeable parking/turning area, recycling/waste area and two Electric Vehicle Charging Points. Two parking bays per unit is proposed, which allows for maintenance vehicles to visit the site when required. Associated footpaths, landscaping and an underground water treatment plant	Highways about access issues.
<b>7h</b>	22/00909/LBC		Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE	Demolition of existing single storey side extension, construction of two storey side extension and associated internal works. Construction of car parking area adjacent road with electric vehicle charging point and associated external works (Listed Building Consent).	Supported
<b>7i</b>	22/00908/HSE		Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE	Demolition of existing single storey side extension, construction of two storey side extension and associated internal works. Construction of car parking area adjacent road with electric vehicle charging point and associated external works.	Supported
<b>7j</b>	22/00742/HSE		281 Rochdale Road Todmorden Calderdale OL14 6RG	External fire-escape stair and enlarging existing window opening to form external door on 2nd floor (Revised Scheme to 21/00366/HSE) (Retrospective)	No comment
<b>7k</b>	22/00947/HSE		1 Watty Terrace Todmorden Calderdale OL14 7PG	Refurbishment and alteration of existing Garden Room	No comment – insufficient information

	<b>7l</b>	22/00816/LBC	Haugh House Haugh Road Todmorden Calderdale OL14 6BU	Installation of a wall mounted electric vehicle charger on the south facing wall	Supported
	<b>7m</b>	22/00635/OUT	Todmorden Lawn Tennis Club The Grove Todmorden Calderdale OL14 8RB	Detached Dwelling (Outline)	No comment because of potential conflict of interest

2022(D)198

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

To receive a verbal update

- 21/10026/ADV – Retrospective application for ATM at Newsagents on Bridge St

The Assistant Town Clerk reported that the Conservation Officer had not supported this application.

- Members noted the correspondence received from the Youth Hostel Association that lets were mainly to groups. Also, the minutes referring to the issues created by large groups using the hostel at Mankinholes.

**Item 8b. CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted**

To receive written update

***Proposed by Cllr S Martin    Seconded by Cllr A Hollis    Unanimously Agreed***

***RESOLVED: That the list and updates be received.***

2022(D)199

**Item 9. Outstanding and Completed Issues Registers, Including Paths and Obstructions – For Information**

To receive updates about blocked paths and obstructions as well as the Outstanding and Completed Issues Registers

- a. Blocked paths and obstructions
- b. Outstanding Issues Register
- c. Completed Issues Register

***Proposed by Cllr S Martin    Seconded by Cllr L Thorpe    Unanimously Agreed***

***RESOLVED: That the lists be received.***

2022(D)200	<p><b><u>Item 10. Proposal from a Resident for a Zebra Crossing in Walsden – for Information</u></b></p> <p>To receive a written update</p> <p>Members noted the response from Calderdale which said that a zebra crossing could not be installed because there had been no recorded accidents since 1999. Also, the location near parked cars, the bend and the bus stop was not suitable. The resident who requested the zebra crossing is disappointed with the response.</p> <p>The Assistant Town Clerk reported that the River and Canal Trust had responded that issues with the road are the responsibility of Highways.</p> <p>The Assistant Town Clerk mentioned that the possibility of a zebra crossing at this location will be added to the agenda for the next meeting with senior Calderdale managers.</p>
2022(D)201	<p><b><u>Item 11. Flooding Related Issues – For Information</u></b></p> <p>To provide a written update on flooding issues in Todmorden</p> <p>a. Planning Application for Derdale St b. Sandholme Mill</p> <p>No updates available.</p>
2022(D)202	<p><b><u>Item 12. The Status of Traffic Issues in Cornholme – For Information</u></b></p> <p>To receive a verbal update about actions concerning traffic issues in Cornholme.</p> <p>The Assistant Town Clerk reported that Active Calderdale are planning to meet with Highways to review the issues and to request a written response on why previous suggestions had been discounted and to generate new suggestions. Active Calderdale has put together a presentation that looks at how the location of Cornholme, the busy road, the lack of crossings, the lack of any active route into Todmorden, the expensive bus fares etc, contribute to a sense of isolation in the community and a lack of physical activity. This presentation includes a previous highways proposal for Cornholme dating back several years, along with an explanation about why errant livestock are so problematic. This presentation will be put to the Highways department with a request from Active Calderdale for a written response (as there was no-one senior able to attend the actual meeting), detailing why proposals in the past have come to nothing, and what other suggestions might be made for highways/crossings improvements.</p>
2022(D)203	<p><b><u>Item 13. Bus Services – Service no7 Between Todmorden and Rawtenstall and Service and T6 and T8 From Todmorden to Stoodley – For Information</u></b></p> <p>To receive verbal update</p> <p>The Assistant Town Clerk reported that she had contacted Cllr J Fenton-Glynn about the T6/T8 services. He had responded that he had input to the ‘Big Bus Conversation’ at Hebden Bridge.</p> <p>The Assistant Town Clerk reported that a bus service had been put in place between Todmorden and Rawtenstall and that the cost of this to parents is £50 a week.</p> <p><b><i>Proposed by Cllr S Press and Seconded by Cllr S Martin Unanimously Agreed</i></b></p>

	<p><b>RESOLVED:- That the Assistant Town Clerk find out what provisions are in place for children receiving school meals.</b></p>
2022(D)204	<p><b><u>Item 14. 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>• Presentation from EA about flood alleviation projects in Todmorden – 12 October 2022</li> <li>• Invite Yorkshire Water to present March 2023</li> <li>• Unsightly area near Station Approach in Portsmouth – 12 October 2022</li> <li>• Update About Senior Meeting with Calderdale MBC – 12 October 2022</li> <li>• Consider the criteria for assessing planning applications for glamping sites/invite the Calderdale Tourism Officer – November 2022?</li> <li>• Update from Project Officer on Neighbourhood Plan – 12 October 2022</li> </ul>
2022(D)205	<p><b><u>Item 15. Date of the Next Committee Meeting – For Information</u></b></p> <p>To note the date of the next committee meeting scheduled for Wednesday 12 October 2022 at 7.30pm.</p> <p>The meeting ended at 8.47pm.</p>