



MINUTES OF THE DEVELOPMENT COMMITTEE MEETING
Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on
Wednesday 6 December 2023 at 7.30 pm

Councillors Present: Cllrs S Martin (Chair), L Thorpe (Vice Chair), T Hanley (Mayor), A Hollis, Revd G Kent, M Molteno, S Press and J Williams

Observing Councillors:

Officers: Mrs S Miles – Assistant Town Clerk (Minute taker) and Mr C Hill – Project Manager (agenda items 14-16)

Presenter:

Members of the Public: Ms S McDale + 2

<p>2023(DC)127</p>	<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 P Taylor, B Jancovich and S Cheragi-Sohi.</p> <p><i>Proposed by Cllr J Williams</i> <i>Seconded by Cllr T Hanley</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:</i> <i>That the apologies of Cllr P Taylor and B Jancovich (health reasons) and Cllr S Cheragi-Sohi (family commitments) be accepted.</i></p>
<p>2023(DC)128</p>	<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> <p>No declarations received.</p>

2023(DC)129	<p><u>Item 3 Public Participation – For Decision</u></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><i>Proposed by Cllr J Williams Seconded by Cllr A Hollis</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> <p>Ms S McDade, from the local Dirty Water group asked if the Development Committee has the power to insist that Yorkshire Water responds to questions? It was confirmed that Todmorden Council does not have the power to insist though it can raise questions. She also asked if it would be possible for a technical specialist to attend the forthcoming presentation, so that follow-on questions can be answered at the time?</p> <p>The suggestion was made that questions should also be raised with OFWAT and the Environment Agency.</p> <p>Cllr M Molteno advised that she has a list of questions that she would like answered and she said that she would send these to the clerk for forwarding to Yorkshire Water.</p> <p><i>RESOLVED:- That Cllr M Molteno will forward to the Clerk a list of questions to be submitted to Yorkshire Water and that a request be made for a technical representative who is experienced in monitoring pollution to be present at their forthcoming presentation to the Development Committee.</i></p>
2023(DC)130	<p><u>Item 4 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 Seconded by Cllr A Hollis</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)131	<p><u>Item 5 Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 8 November 2023.</p> <p><i>Proposed by Cllr A Hollis Seconded by Cllr J Williams</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- That the draft minutes of the Development Committee meeting held on 8 November 2023 be approved as a true record of proceedings</i></p>

2023(DC)132	<p><u>Item 6 Presentation from Kellie Foster, Yorkshire Water – For Information</u> To receive presentation</p> <p>Item carried forward to an early agenda in 2024.</p>																							
2023(DC)133	<p><u>Item 7 To Submit Comments on the Planning Applications Received from Calderdale Council.</u> Comments as detailed below were agreed by Members en bloc.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr T Hanley</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- That the consultees responses as detailed below be submitted to Calderdale Council en bloc.</i></p> <table border="1" data-bbox="336 719 1481 2074"> <thead> <tr> <th data-bbox="336 719 451 797">Item no</th> <th data-bbox="451 719 699 797">Application Number</th> <th data-bbox="699 719 908 797">Address</th> <th data-bbox="908 719 1174 797">Purpose</th> <th data-bbox="1174 719 1481 797">TTC Feedback</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 797 451 1149">7a</td> <td data-bbox="451 797 699 1149">23/00995/LBC</td> <td data-bbox="699 797 908 1149">Higher Stoodley Farm Lee Bottom Road Todmorden Calderdale OL14 6HD</td> <td data-bbox="908 797 1174 1149">Boiler installation on the first floor, this would require making a hole for the flue.</td> <td data-bbox="1174 797 1481 1149">Supported subject to the views of the Conservation Officer</td> </tr> <tr> <td data-bbox="336 1149 451 1688">7b</td> <td data-bbox="451 1149 699 1688">23/00984/FUL</td> <td data-bbox="699 1149 908 1688">Calf Lee House Calf Lee Lane Walsden Todmorden Calderdale OL14 6XB</td> <td data-bbox="908 1149 1174 1688">Conversion of Calf Lee Barn to a dwelling</td> <td data-bbox="1174 1149 1481 1688">Not supported as Todmorden Town Council has a policy against the conversion of rural barns into dwellings. Also, there are concerns about the access road which is a bridleway and is narrow and winding.</td> </tr> <tr> <td data-bbox="336 1688 451 2074">7c</td> <td data-bbox="451 1688 699 2074">23/01130/LBC</td> <td data-bbox="699 1688 908 2074">Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE</td> <td data-bbox="908 1688 1174 2074">Replacement windows, provision of driveway, demolition of outbuilding.</td> <td data-bbox="1174 1688 1481 2074">Supported subject to the views of the Conservation Officer. In principle the installation of an EV charger and a heat source pump are supported.</td> </tr> </tbody> </table>				Item no	Application Number	Address	Purpose	TTC Feedback	7a	23/00995/LBC	Higher Stoodley Farm Lee Bottom Road Todmorden Calderdale OL14 6HD	Boiler installation on the first floor, this would require making a hole for the flue.	Supported subject to the views of the Conservation Officer	7b	23/00984/FUL	Calf Lee House Calf Lee Lane Walsden Todmorden Calderdale OL14 6XB	Conversion of Calf Lee Barn to a dwelling	Not supported as Todmorden Town Council has a policy against the conversion of rural barns into dwellings. Also, there are concerns about the access road which is a bridleway and is narrow and winding.	7c	23/01130/LBC	Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE	Replacement windows, provision of driveway, demolition of outbuilding.	Supported subject to the views of the Conservation Officer. In principle the installation of an EV charger and a heat source pump are supported.
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<p>7d</p>	<p>23/01044/FUL</p>	<p>Todmorden Police Station Burnley Road Todmorden Calderdale OL14 5EY</p>	<p>Renewal of windows and above ground drainage</p>	<p>At the moment there is not enough information to fully comment. The current proposal is not supported: it is not clear whether the proposed windows are single or double glazed; do the options proposed include the repair of the windows, and if this is not possible, the fitting of timber frames to fit in with the Conservation area? Todmorden Town Council has included this property as a Non-Designated Heritage Property in its emerging Neighbourhood Plan. This property is valued for its heritage and design which is a good example of the period. It is also sited on one of the gateway entries into Todmorden</p>
<p>7e</p>	<p>23/01041/HSE</p>	<p>106 Oak Avenue Todmorden Calderdale OL14 5PD</p>	<p>Single storey side extension</p>	<p>Supported</p>

	7f	23/01088/FUL	Boudicca Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of 2 semi- detached cottages for holiday let use	<p>Although the aspiration to increase tourism in Todmorden is supported there are major concerns about this proposal</p> <p>Specifically these include concerns about the grade 2 listed bridge in terms of its heritage but also any increased weight over it and an increase in its usage.</p> <p>Todmorden Town Council has already requested that Canal and River Trust and Rights of Way Officers be consulted. Other canal bridges have previously been damaged, including the one at Stoodley Glen, and it can take many years for these to be repaired. The bridge is a right of way and as such the ROW team would probably have an opinion about an increased level of vehicular access on the bridge.</p> <p>As this is a listed bridge it is recommended that the views of the Conservation</p>
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				<p>Officer should also be sought.</p> <p>There is also concern about the amount of materials required for the build being brought over the bridge.</p> <p>Other significant concerns are about land stability. The report submitted does not seem to be a detailed geotechnical survey. There are also concerns about drainage, including surface water drainage into the canal.</p> <p>The Town Council cannot support this application as it stands.</p>
7g	23/01152/HSE	Jumps Cottage 2 Jumps Lane Todmorden Calderdale OL14 8HN	Replacement single storey side extension.	<p>There is insufficient information in the application about the impact of the extension, which is sited very close to immediate neighbours, on the views of the grade 2 listed Jumps Mill and on the views of the extension from locations around.</p> <p>The Conservation Officers comments would be appreciated on this.</p>

				The Town Council makes no comment on the application as it stands.
7h	23/00758/FUL	53 Halifax Road Todmorden Calderdale	Retrospective application for roller shutters to front elevation	<p>It is understood that businesses wish to secure their premises and that roller shutters are one way to do this. A few other businesses on Halifax Road have shutters, but it is not clear if these have planning permission.</p> <p>The design guide of the emerging Todmorden Town Council Neighbourhood Plan advocates that where shutters are fitted, they are sympathetic in appearance to the Conservation area. This includes inset shutters or grills.</p>
7i	23/10020/ADV	53 Halifax Road Todmorden Calderdale	Retrospective application for Illuminated Signs and advertisement	<p>Not supported. The illuminated and flashing signs and the flag sign are not consistent with the emerging TTC Neighbourhood Plan as they are inappropriate to the appearance of Todmorden Conservation area.</p>
2023(DC)134	<u>Item 8 Correspondence Concerning Previous Planning Applications - For Information</u> To receive a verbal update			

Signature..... 3 January 2024

	Nothing to update.
2023(DC)135	<p><u>Item 9 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:- That the update be received.</i></p>
2023(DC)136	<p><u>Item 10 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 J Williams</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- To receive the update.</i></p>
2023(DC)137	<p><u>Item 11 Possibility of Planning Permission being Sought for an Onshore Windfarm at Walshaw Estate in Wadsworth, Hebden Bridge – For Information</u></p> <p>To receive a verbal/written update</p> <p>Cllr S Press updated the meeting. Whilst in principle supporting proposals for renewable energy there are concerns with the siting and size of this wind farm. A further meeting is to be held in Wadsworth on 11 December 2024.</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr T Hanley</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- That the report be received and further updates sought.</i></p>
2023(DC)138	<p><u>Item 12 Anti-Social Behaviour/Young Lives Matter – For Information</u></p> <p>To receive a written update</p> <p><i>Proposed by Cllr S Martin Seconded by Cllr T Hanley</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- That the update be received.</i></p> <p><i>RESOLVED:- That the resolution made in item 10 of the Development Committee meeting of 8 November 2023 to set up a working group be changed. Instead, members will join existing groups, such as that set up by the Upper Valley Neighbourhood Coordinator and the Head of Todmorden High School to contribute their ideas and offer support on this issue. They will also take opportunities to progress this outside formal meetings.</i></p>

	<p>RESOLVED:- The Clerk to let the Head of the High School know that Cllr M Molteno will substitute for Cllr M Carrigan at the next Todmorden Together meeting in January 2024.</p>
2023(DC)139	<p><u>Item 13 Bus Reform Consultation – For Information</u> To receive a written update</p> <p>Concern was expressed that the WYCA proposals are not sufficiently transformational and are less ambitious than those in Greater Manchester where services have significantly improved since they been taken over by the Council (eg the Bee Line and other proposed services).</p> <p>Proposed by Cllr L Thorpe Seconded by Cllr A Hollis Unanimously Approved</p> <p>RESOLVED:- That Cllr S Press will draft a consultation response on behalf of the Development Committee and forward this to the Clerk for submission.</p>
2023(DC)140	<p><u>Item 14 Neighbourhood Plan Update – For Information</u> To receive a written update</p> <p>Proposed by Cllr S Martin Seconded by Cllr J Williams Unanimously Approved</p> <p>RESOLVED:- That the report be received</p>
2023(DC)141	<p><u>Item 15 Neighbourhood Plan Survey Responses and Communication – For Decision</u> To receive a report to consider responses to the survey on the Regulation 14 consultation and to decide whether additional policies are required in the Neighbourhood Plan</p> <p>Proposed by Cllr S Martin Seconded by Cllr the Revd G Kent Unanimously Approved</p> <p>RESOLVED:- That members note and receive the report.</p> <p>RESOLVED: That members decide whether they wish to include changes proposed under paragraph 7 or any others as felt appropriate.</p> <p>RESOLVED:- To delegate to the Chair of the Development Committee in conjunction with the Chair of the Neighbourhood Plan Advisory Group and the Chair of the Climate Emergency Committee.</p>
2023(DC)142	<p><u>Item 16 Calderdale Council Placemaking and Design Guide – Todmorden Neighbourhood Plan Design Guide – For Information</u> To receive a report summarising both documents</p> <p>Proposed by Cllr M Molteno Seconded by Cllr the Revd G Kent Unanimously Approved</p>

	<i>RESOLVED:- That Mr C Hill and J Wilde be thanked for their hard work.</i>
2023(DC)143	<p><u>Item 17 Request for Councillors to be Co-opted onto Todmorden Flood Group Committee – For Decision</u></p> <p>To receive a written update</p> <p><i>Proposed by Cllr S Press</i> <i>Seconded by Cllr S Martin</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- That Cllrs A Hollis and L Thorpe be co-opted members of the Flood Group Committee</i></p>
2023(DC)144	<p><u>Item 18 To Agree a Scheme of Delegation to Respond to the Calderdale Consultation on Draft Flood Risk and Drainage Local Plan Supplementary Planning Document – For Decision</u></p> <p>To receive a verbal update</p> <p><i>Proposed by Cllr S Martin</i> <i>Seconded by Cllr J Williams</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- To receive the update and to delegate the powers to respond to the Chair and Vice Chair of the Development Committee and Chair and Vice Chair of the Climate Emergency Committee.</i></p>
2023(DC)145	<p><u>Item 19 Update on Calder Community Practice – For Information</u></p> <p>To receive written update</p> <p><i>Proposed by Cllr S Martin</i> <i>Seconded by Cllr J Williams</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- To receive the written update</i></p>
2023(DC)146	<p><u>Item 20 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 meeting.</p> <ul style="list-style-type: none"> • Yorkshire Water to present. To include the dumping of waste in rivers – Winter/Spring 2024 • 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 • Biodiversity Net Gain • Decoration of Railway Bridge on Hallroyd Rd • Update on Progress with the Accessibility Improvements for Todmorden Railway Station
2023(DC)147	<p><u>Item 21 Date of the Next Committee Meeting – For Information</u></p> <p>To note the date of the next committee meeting scheduled for Wednesday 3rd January 2024 at 7.30pm.</p> <p>The meeting ended at 9pm.</p>

