

# 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 3<sup>rd</sup> January 2024 at 7.30 pm

**Councillors Present:** Cllrs L Thorpe (Vice Chair), S Press, P Taylor and A H Greenwood (Substitute for S Martin) G Kent

**Officers:** Mr C Hill (Project Manager)

**Members of the Public:** 2

<b>2023(DC)148</b>	<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><i>Apologies received from Cllrs B Jancovich, S Cheragi-Sohi, S Martin, K White, T Hanley, M Molteno, J Williams and A Hollis.</i></p> <p><b><i>Proposed</i></b> by Cllr P Taylor      <b><i>Seconded</i></b> by Cllr G Kent      <b><i>Unanimously Approved</i></b></p> <p><b><i>RESOLVED:</i></b> That the apologies of Cllrs S Cheragi–Sohi (family commitments), B Jancovich (family commitments), S Martin (health reasons), K White (health Reasons), M Molteno (family Commitment), T Hanley (work commitment), J Williams (health reasons) and A Hollis (prior commitment) be accepted.</p>
<b>2023(DC)149</b>	<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>No declarations received.</p>
<b>2023(DC)150</b>	<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>

Signature..... 31<sup>st</sup> January 2024

Note: No resolutions can be under public participation

*No members of the public requested to address the committee.*

**2023(DC)151**

**Item 4 Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision**

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.

***Proposed by Cllr A H Greenwood    Secoded by Cllr P Taylor    Unanimously Approved***

***RESOLVED:- That any public or press who may attend be allowed to stay for the whole of the meeting.***

**2023(DC)152**

**Item 5 Minutes – For Decision**

To approve the draft minutes of the Development Committee meeting held 6<sup>th</sup> December 2023.

***Proposed by Cllr G Kent    Secoded by Cllr A H Greenwood    Unanimously Approved***

***RESOLVED:- That the draft minutes of the Development Committee meeting held on 6<sup>th</sup> December 2023 be approved as a true record of proceedings***

**2023(DC)153**

**Item 6 To Submit Comments on the Planning Applications Received from Calderdale Council.**

Comments as detailed below were agreed by Members en bloc.

***Proposed by Cllr P Taylor    Secoded by Cllr G Kent    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>6a</b>	23/00919/FUL	Gorpley Farm Gorpley Road Todmorden Calderdale OL14 7HU	Horse exercise Manege together with change of use of land	Application supported
<b>6b</b>	23/01200/HSE	Poultry Dealers Arms 2 Kitson Wood Road Todmorden Calderdale OL14 8HH	Single storey first floor extension.	Application supported

	<b>6c</b>	23/01158/FUL	Highfield Stables Hey Head Lane Todmorden Calderdale OL14 8RE	Conversion of an existing Stables and Tack room to provide a new single storey 4 Bed dwelling	We do not support unless areas of concern expressed regarding highways access and water supply are addressed to the satisfaction of the Local Planning Authority
	<b>6d</b>	23/01218/VAR	281 Halifax Road Todmorden Calderdale OL14 5SQ	Variation of Condition 3 (Premises use shall be restricted to the hours from 07.00 - 17.00 Mondays to Fridays, and 8.00 -15.00 Saturday, Sundays and Bank or Statutory Holidays) of application reference 18/00216/COU - operational timing to be extended until 10pm 7 days a week.	Application supported but with an emphasis to deal with any increased waste effectively.
<b>2023(DC)154</b>	<b><u>Item 7 Correspondence Concerning Previous Planning Applications - For Information</u></b> To receive a written update  Nothing to update.				
<b>2023(DC)155</b>	<b><u>Item 8 CMBC Decisions for Planning Applications Where Todmorden Town Council has been Consulted</u></b> To receive written update  <i><b>Proposed</b> by Cllr S Press                      <b>Seconded</b> by Cllr P Taylor                      <b>Unanimously Approved</b></i>  <i><b>RESOLVED:-</b> That the update be received.</i>				
<b>2023(DC)156</b>	<b><u>Item 9 Outstanding Issues Register, Including Paths and Obstructions – For Information</u></b> To receive written updates about blocked paths and obstructions as well as the Outstanding Issues Register  a.     Blocked paths and obstructions b.     Outstanding Issues Register				

	<p><b>Proposed by Cllr A H Greenwood    Seconded by Cllr P Taylor    Unanimously Approved</b></p> <p><b>RESOLVED:-</b> To receive the update.</p>
2023(DC)157	<p><b><u>Item 10 Possibility of Planning Permission being Sought for an Onshore Windfarm at Walshaw Estate in Wadsworth, Hebden Bridge – For Information</u></b></p> <p>To receive a verbal/written update</p> <p>Cllr S Press addressed the meeting noting that whilst TTC will not be statutory consultee on this, individuals can comment if they wish</p> <p>She reported that there was massive amount of concern regarding the scale of proposed development (65 large turbines) and would, if taken forward, be the largest windfarm in England.</p> <p>A separate group to the parish forum, has been formed opposing the development with objections raised by the Bronte Society, Royal Society for Protection of Birds, Natural England, Campaign for Rural England.</p> <p>Developers are considering 7 sites in total , but the attraction of this is one landowner to deal with.</p> <p>Cllr S Press expressed her thanks to the Assistant Town Clerk for taking her to the parish forum</p> <p>Cllr G Kent advised that the Climate Committee had also discussed this and expressed concerns about development on peat bog.</p> <p>Another parish form meeting is expected on this in 2024</p> <p><b>Proposed by Cllr S Press    Seconded by Cllr A H Greenwood    Unanimously Approved</b></p> <p><b>RESOLVED:-</b> That the report be received and further updates sought.</p>
2023(DC)158	<p><b><u>Item 12 Neighbourhood Plan – For Decision</u></b></p> <p>To receive a report for the Development Committee to recommend to Full Council that the Neighbourhood Plan be approved and submitted to Calderdale MBC for Regulation 15 Consultation.</p> <p><b>Proposed by Cllr G Kent    Seconded by Cllr P Taylor    Unanimously Approved</b></p> <p><b>RESOLVED:-</b> That the report be received and that the Development Committee recommends that the Full Council approves the Neighbourhood Plan and that it be submitted to Calderdale MBC for Regulation 15 Consultation.</p>
2023(DC)159	<p><b><u>Item 13 Neighbourhood Plan – Design Handbook – For Decision</u></b></p> <p>To review the Design Handbook and if in support, recommend to the Full Council that it be approved and submitted to Calderdale MBC alongside the Neighbourhood Plan for Regulation 15 Consultation.</p> <p><b>Proposed by Cllr P Taylor    Seconded by Cllr G Kent    Unanimously Approved</b></p>

	<p><b>RESOLVED:-</b> That the Design Handbook be received and that the Development Committee recommends that it be approved by the Full Council and that it be submitted to Calderdale MBC for Regulation 15 Consultation.</p>
2023(DC)160	<p><b><u>Item 14 Neighbourhood Plan – Statement of Consultation – For Decision</u></b>  To receive the Statement of Consultation and if in support, recommend to Full Council that it be approved and submitted to Calderdale MBC alongside the Neighbourhood Plan for Regulation 15 Consultation.</p> <p><b>Proposed</b> by Cllr A H Greenwood    <b>Seconded</b> by Cllr P Taylor    <i>Unanimously Approved</i></p> <p><b>RESOLVED:-</b> That the Statement of Consultation be received and that the Development Committee recommends that it be approved by the Full Council and that it be submitted to Calderdale MBC for Regulation 15 Consultation.</p>
2023(DC)161	<p><b><u>Item 15 Review of Parking Charges – Phase 2 – Proposed Parking Places Order (PPO) Calderdale Council Formal Consultation – For Decision</u></b>  To receive a written update about the consultation and to decide what, if any, response should be made to the consultation.</p> <p>Cllr S Press commented that the proposed charges in comparison to other areas are substantively less.</p> <p>Cllr A H Greenwood felt that it is not unreasonable to allow some free parking in some area.</p> <p>Member expressed different opinions.</p> <p><b>Proposed</b> by Cllr A H Greenwood <b>seconded</b> by Cllr P Taylor to oppose the introduction of these proposed parking charges</p> <p>For 2 against 3 – motion not carried</p> <p><b>Proposed</b> by Cllr S Press <b>seconded</b> by Cllr G Kent to support the introduction of these proposed parking charges.</p> <p>For 2 Against 2 Abstention 1-motion not carried</p> <p><b>No comment to be made to CMBC</b></p>
2023(DC)162	<p><b><u>Item 16 Items for Discussion for a Future Agenda – For Information</u></b>  To notify the Clerk of any matters for inclusion on the agenda of the next meeting.</p> <ul style="list-style-type: none"> <li>• Yorkshire Water to present. To include the dumping of waste in rivers – Winter/Spring 2024</li> <li>• Recognition of Calderdale and contracted staff for the work that has been done on the A646 Corridor Improvements project</li> <li>• Decoration of Railway Bridge on Hallroyd Rd</li> <li>• Update on Progress with the Accessibility Improvements for Todmorden Railway Station</li> </ul>
2023(DC)163	<p><b><u>Item 21 Date of the Next Committee Meeting – For Information</u></b></p>

	To note the date of the next committee meeting scheduled for Wednesday 31 <sup>st</sup> January 2024 at 7.30pm.
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The meeting ended at 8.30 pm.
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