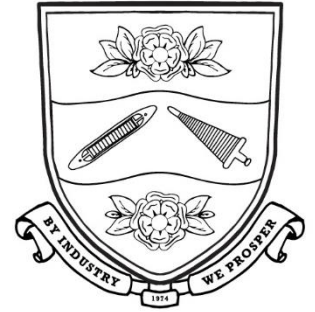


TODMORDEN TOWN COUNCIL

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



Item 5 Development Committee

3 July 2024

MINUTES OF THE DEVELOPMENT COMMITTEE MEETING

Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on
Wednesday 5 June 2024 at 7.30 pm

Councillors Present: Cllrs S Martin (Chair), T Hanley (Vice Chair), B Jancovich (Mayor), M Carrigan, G Kent, S Press, P Taylor, K White and J Williams,
Officers: Mrs S Miles (Assistant Town Clerk)
Members of the Public: 3

2024(DC)001	<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><i>Apologies received from Cllrs A Hollis and M Molteno</i></p> <p>Proposed by Cllr P Taylor Seconded by Cllr B Jancovich <i>Unanimously Approved</i></p> <p>RESOLVED: <i>That the apologies of Cllrs A Hollis (health reasons) and M Molteno (work commitment) and their reasons for absence are accepted.</i></p> <p>Absent: <i>Cllr P Ripley</i></p>
2024(DC)002	<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>Proposed by Cllr S Martin Seconded by Cllr T Hanley <i>Unanimously Approved</i></p> <p>RESOLVED: <i>Although not an issue of pecuniary interest, Cllr P Taylor to abstain from the vote about item 7c.</i></p>

Signature..... 3 July 2024

2024(DC)003	<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 S Martin</i> <i>Seconded by Cllr P Taylor</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED: - To adjourn the meeting to allow members of the public to make representation on the business of the agenda of the meeting.</i></p> <p>Ms N Stock expressed concern about the potential flooding risk at the Adamroyd site off Victoria Rd. Although the Environment Agency will recommend the height for the properties to be built at to avoid flooding, this will not take account of existing properties set at a lower level where the flood risk could be exacerbated.</p> <p>Ms N Stock also commented that areas of the Todmorden Town centre and the Town Hall need cleaning.</p> <p>Mr C Jackson said that he was interested in item 11 as there are areas of Todmorden Town centre and the Town Hall needs cleaning.</p>
2024(DC)004	<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 M Carrigan</i> <i>Seconded by Cllr P Taylor</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>
2024(DC)005	<p><u>Item 5 Minutes – For Decision</u> To approve the draft minutes of the Development Committee meeting held 24th April 2024.</p> <p><i>Proposed by Cllr S Martin</i> <i>Seconded by Cllr P Taylor</i> <i>Unanimously Approved</i></p> <p><i>RESOLVED:- That the draft minutes of the Development Committee meeting held on 24th April 2024 be approved as a true record of proceedings.</i></p>
2024(DC)006	<p><u>Item 6 Terms of Reference Development Committee – For Action</u> To receive a written report.</p> <p><i>Proposed by Cllr S Martin</i> <i>Seconded by Cllr J Williams</i> <i>Unanimously Approved</i></p>

RESOLVED:- That the Terms of Reference will be adopted subject the extension of item 9 to include other organisations and flooding.

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 J Williams
Unanimously Approved

Seconded by Cllr P Taylor

RESOLVED: - That the consultees responses as detailed below be submitted to Calderdale Council en bloc except for item 7c where Cllr P Taylor abstained from voting.

Proposed by Cllr B Jancovich
Unanimously Approved

Seconded by Cllr K White

RESOLVED: - That the consultees responses as detailed below be submitted to Calderdale Council for item 7c.

2024(DC)007

Item no	Application Number	Address	Purpose	TTC Feedback
7a	23/00738/HSE	Highleigh Sunnyside Todmorden Calderdale OL14 7AP	Creation of a car parking space in the front garden. At present, the dwelling has no dedicated parking.	Supported
7b	24/20078/TPO	Land Adjacent Henshaw Road Henshaw Road Walsden Todmorden Calderdale	Fell two trees (Tree Preservation Order)	Supported subject to the views of the Tree Officer and that 2 native trees be planted in place of those felled.
7c	24/00417/HSE A vote was taken: - 4 members supported	2 Stoodley Grange Todmorden Calderdale OL14 6JR	Single storey side extension	Supported although ideally all the materials to be used should be consistent with this heritage building which is included in

	- 2 did not support - 2 members abstained			the emergent TTC neighbourhood Plan (HG1)
7d	17/01519/OUT	Land Opposite Woodhouse Mill Woodhouse Road Todmorden Calderdale	Residential Development (outline)	Not supported because of potential access/road issues in the area.
7e	23/01044/FUL	Todmorden Police Station Burnley Road Todmorden Calderdale OL14 5EY	Renewal of windows and above ground drainage	Not supported. This building is noted as a non-designated heritage property on the emerging TTC Neighbourhood Plan. In line with the views of the Conservation Officer it is preferable that windows and rainwater goods are repaired, if possible, rather than being replaced.
7f	24/00466/LBC	14 - 16 Woodhouse Road Todmorden Calderdale OL14 6BL	Reconstruct lean-to, works to gable, and construct timber porch	Supported
7g	24/00174/HSE	44 Stansfield Road Todmorden Calderdale OL14 5DT	Creation of enlarged dormer roof extension	Supported

7h	24/00438/FUL	Bandstand Centre Vale Park Burnley Road Todmorden Calderdale	Refurbishment of a listed bandstand.	This Town Deal project has been supported and progressed by Todmorden Town Council
7i	24/00439/LBC	Bandstand Centre Vale Park Burnley Road Todmorden Calderdale	Refurbishment of a listed bandstand.	This Town Deal project has been supported and progressed by Todmorden Town Council
7j	24/00302/LBC	Old Farm Mankinholes Bank Todmorden Calderdale OL14 6HR	Part demolition and part conversion of existing buildings to create six dwellings	<p>A decision was not reached and more information has been requested so that feedback can be given by the stated deadline 13 June.</p> <p>Note: The Chair and Vice of the Development Committee reached the following decision:</p> <p>This is not supported for the following reasons:</p> <ul style="list-style-type: none"> - The narrow access roads. - The precarious condition of Shaw Wood

					<p>bridge, which has been damaged by loads that are too wide/heavy, and which is a main access route. This is scheduled for significant repairs in the next couple of years but it has been held together with scaffolding for at least the last four years.</p> <ul style="list-style-type: none"> -Access problems during the works and afterwards. -Water supply issue. -Drainage, especially surface water. -Materials proposed that are not in keeping with the local Conservation area
7k	24/00060/LBC	Jumps Mill House Jumps Road Todmorden Calderdale OL14 8HN	Alterations and expansion of listed mill building	Supported subject to the views of the Conservation Officer	
7l	24/00059/HSE	Jumps Mill House Jumps Road Todmorden	Internal alterations to mill building to facilitate extra living space	Supported subject to the views of the	

		Calderdale OL14 8HN		Conservation Officer
2024(DC)008	<p><u>Item 8 Correspondence Concerning Previous Planning Applications - For Information</u></p> <p>To receive a verbal and written update</p> <p>1. Adamroyd/Victoria Rd – email received It was reported that the building work had been delayed as a new company has had to be set up, which happened recently. Concerns were expressed about the potential for flooding being exacerbated by the proposed building, especially as much of Burnley Road and Victoria Road is at a lower level, and that it is thought that the land may be contaminated. Also, the perimeter of the site is not secure and there is concern that children may gain access.</p> <p>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Approved</p> <p>RESOLVED: - <i>That the Assistant Clerk write to Calderdale Council to ask for clarification about the Flood Risk Assessment and flood prevention conditions, the removal of any contaminated waste and the securing of the plot perimeter on health and safety grounds.</i></p> <p>2. Oowler Mill, Bacup Rd – Letter received</p> <p>An update was given about activity on this property where planning permission has not yet been given, and material is being moved off-site. The Assistant Clerk has contacted CMBC Enforcement Officer.</p> <p>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Approved</p> <p>RESOLVED: - <i>To receive the update</i></p>			
2024(DC)009	<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>Concern was expressed about actions at Baltimore Marina, for which planning permission has not yet been granted.</p> <p>Proposed by Cllr S Martin Secoded by Cllr P Taylor Unanimously Approved</p> <p>RESOLVED: - <i>To receive the report and for the Assistant Clerk to write to Calderdale Council about the work currently taking place.</i></p>			
2024(DC)010	<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>a. Blocked paths and obstructions b. Outstanding Issues Register</p> <p>Proposed by Cllr S Martin Seconded by Cllr P Taylor <i>Unanimously Approved</i></p> <p>RESOLVED: - <i>To receive the report.</i></p>
2024(DC)011	<p><u>Item 11. Condition of the Town Hall, the Streets Around, The Viaduct on Burnley Rd and Network Rail Land near the Railway Station – For Action</u> To receive a written report.</p> <p>Members expressed concern about the condition of areas in Todmorden Town centre and especially the Town Hall which many thought looked shabby. The Clerk went through the actions that have taken place so far to contact the relevant authorities to request action. This has included Calderdale Council, Network Rail as well as private landlords. Also, TTC is looking at the benches in general and specifically those in the Town Centre which will be jet washed and wood stained.</p> <p>Proposed by Cllr S Martin Seconded by Cllr J Williams <i>Unanimously Approved</i></p> <p>RESOLVED: - <i>To receive the report and to request that the Assistant Clerk continue to liaise with the relevant authorities for the resolution of the current issues and where possible the implementation of a maintenance schedule to prevent them reoccurring in future.</i></p>
2024(DC)012	<p><u>Item 12. Condition of Hallroyd Rd Railway Bridge – For Action</u> To receive a written update.</p> <p>Members discussed this proposal and agreed to decline it.</p> <p>Proposed by Cllr S Martin Seconded by Cllr B Jancovich <i>Unanimously Approved</i></p> <p>RESOLVED: - <i>That the Development Committee declines this proposal.</i></p>
2024(DC)013	<p><u>Item 13. Meeting with First Bus About Changes to the Bus Timetable – For Information</u> To receive a written update</p> <p>Cllr K White updated members on the meeting with First Bus and the further issue with the timetable for Portsmouth to Todmorden High School which has since been resolved.</p> <p>The issue that Todmorden may potentially not benefit from bus franchising in West Yorkshire as it is a border town was raised.</p> <p>Proposed by Cllr J Williams Seconded by Cllr G Kent <i>Unanimously Approved</i></p>

	<p>RESOLVED: -For the Assistant Clerk to write to the Mayors of West Yorkshire and Greater Manchester to request that they liaise about the franchising of Todmorden bus services that cross the border as currently it looks as though border areas will not be covered by the franchising initiative in West Yorkshire.</p>
2024(DC)014	<p><u>Item 14 Progress with Accessibility Improvements at Todmorden Railway Station and Pedestrian Access During the Works – For Information</u> To receive verbal and written update</p> <p>Cllr S Martin explained that it is now expected that the accessibility improvements will be completed by March 2025. There will be an accessible toilet fitted on platform 1.</p> <p>Members reported that currently when it is dark at the station there are no visible directional signs.</p> <p>Proposed by Cllr S Martin Seconded by Cllr B Jancovich <i>Unanimously Approved</i></p> <p>RESOLVED: -To receive the update and to request the Assistant Clerk to write to Network Rail to request clearer signage in advance of the proposed new signage.</p>
2024(DC)015	<p><u>Item 15 Consultation from the Public Rights of Way Officer (DMMO) Adding new Public Footpaths from Pudsey Rd to Shore New Rd to the Definitive Map and Statement for the Todmorden Area – For Action</u> To receive written update</p> <p>Proposed by Cllr S Martin Seconded by Cllr T Hanley <i>Unanimously Approved</i></p> <p>RESOLVED: - For the Assistant Clerk to write to the consultation expressing the support of the Development Committee.</p>
2024(DC)016	<p><u>Item 16 Items for a Future Agenda – For Information</u> To notify the Clerk of any matters for inclusion on the agenda of a future meeting.</p> <ul style="list-style-type: none"> • 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
2024(DC)017	<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 3 July 2024 at 7.30pm.</p>
<p>The meeting ended at 9.15pm.</p>	

Empty rectangular box at the top of the page.