



MINUTES OF THE DEVELOPMENT COMMITTEE MEETING
Held in the Cockcroft Room, Todmorden Town Hall, Bridge Street, Todmorden, on
Wednesday 3rd July 2024 at 7.30 pm

Councillors Present: Cllrs S Martin (Chair), T Hanley (Vice Chair), B Jancovich (Mayor), M Carrigan, A Hollis, P Ripley, P Taylor, and J Williams,
Officers: Mrs S Miles (Assistant Town Clerk)
Members of the Public: Mr C Jackson + 1

2024(DC)018	<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 G Kent and S Press.</i></p> <p>Proposed by Cllr J Williams <i>Seconded by Cllr P Taylor</i> <i>Unanimously Approved</i></p> <p>RESOLVED: <i>That the apologies of Cllrs G Kent (health reasons) and S Press (prior commitment) be received and that their reasons for absence are accepted.</i></p>
2024(DC)019	<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>
2024(DC)020	<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>Proposed by Cllr S Martin <i>Seconded by Cllr P Taylor</i> <i>Unanimously Approved</i></p>

	<p>RESOLVED: - To adjourn the meeting to allow members of the public to make representation on the business of the agenda of the meeting.</p> <p>Mr C Jackson asked who had been responsible for cleaning the benches (item 10). The Assistant Town Clerk reported that the work had been done in partnership. Todmorden Town Council had paid for the jet washing and the wood stain, Todmorden in Bloom had stained the wooden benches and Calderdale Council has been tidying up the Town, including around the viaduct on Burnley Rd.</p> <p>Mr C Jackson also asked who was responsible for grass cutting Todmorden as it was overdue in many areas. The Assistant Town Clerk reported that Calderdale Council is responsible for the grass cutting, that they had adopted a ‘No Mow May’ policy to help wildlife and that they were trying to catch up on areas now.</p>										
2024(DC)021	<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>Proposed by Cllr S Martin Seconded by Cllr M Carrigan Unanimously Approved</p> <p>RESOLVED: - That any public or press who may attend be allowed to stay for the whole of the meeting.</p>										
2024(DC)022	<p><u>Item 5 Minutes – For Decision</u></p> <p>To approve the draft minutes of the Development Committee meeting held 5 June 2024.</p> <p>Proposed by Cllr J Williams Seconded by Cllr P Taylor Unanimously Approved</p> <p>RESOLVED:- That the draft minutes of the Development Committee meeting held on 5 June 2024 be approved as a true record of proceedings.</p>										
2024(DC)023	<p><u>Item 6 To Submit Comments on the Planning Applications Received from Calderdale Council.</u></p> <p>Comments as detailed below were agreed by Members en bloc.</p> <p>Proposed by Cllr S Martin Seconded by Cllr J Williams Unanimously Approved (Cllr M Carrigan did not vote on item 6e)</p> <p>RESOLVED: - That the consultees responses as detailed below be submitted to Calderdale Council.</p> <p>NB: Cllr M Carrigan stepped out of the room (because of involvement with the application) whilst item 6e was discussed and did not vote on the decision.</p> <table border="1" data-bbox="336 2047 1477 2123"> <thead> <tr> <th data-bbox="336 2047 456 2123">Item no</th> <th data-bbox="456 2047 699 2123">Application Number</th> <th data-bbox="699 2047 908 2123">Address</th> <th data-bbox="908 2047 1257 2123">Purpose</th> <th data-bbox="1257 2047 1477 2123">TTC Feedback</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Item no	Application Number	Address	Purpose	TTC Feedback					
Item no	Application Number	Address	Purpose	TTC Feedback							

6a	24/00114/FUL	Greenhills 51 Ramsden Wood Road Walsden Todmorden Calderdale OL14 7UD	Demolition of garage and construction of new dwelling.	Not supported as the input from the Planning Officer visit is not available yet for consideration
6b	24/00515/VAR	Adamroyd Mill Blind Lane Todmorden Calderdale	Variation of conditions 21, 22, 23 & 25 and removal of condition 24 (service vehicles turning and maneuvering area) on application 08/02020/FUL	Supported
6c	24/00552/VAR	Land South Of 335 Bacup Road Gorpley Road Todmorden Calderdale	Variation of Condition 1 (approved plans) of application 21/00841/FUL. Variation to consist of alterations to proposed glazing features to east elevation, alterations to internal floor plans.	Supported
6d	24/00223/FUL	Land North East Of The Bungalow Gorpley Road Todmorden Calderdale	Proposed American barn with associated regrading work and access arrangements	Supported subject to the views of the Highways Officer and that the facility will be for private and not commercial use.
6e	24/00500/FUL	Castle Hill Primary School Halifax Road Todmorden Calderdale OL14 5SQ	Demolition of existing buildings and construction of new part 2 storey, part 1 storey school building, associated car park reconfiguration, landscaping, sprinkler tank and bin store.	Supported

6f	24/00564/LBC	Inchfield Inchfield Road Walsden Todmorden Calderdale OL14 7QW	Replacement of materials to existing conservatory	Supported subject to the views of the Conservation Officer
6g	24/00527/FUL	Top Brink Inn Brink Top Todmorden Calderdale OL14 6JB	Change of use of redundant storage unit to 2 No. glamping style holiday byres. Adaptions to WC accommodation within public house to update and improve accessibility.	Supported

Item 7 Correspondence Concerning Previous Planning Applications - For Information

To receive a verbal and written update

1. Adamroyd/Victoria Rd – Update received from Calderdale Council in response to questions raised at the Development Committee meeting on 5 June. This related to the Flood Risk Assessment, the handling of potentially contaminated materials and the security of the site.
2. Owler Mill, Bacup Rd – The Assistant Town Clerk reported that Calderdale Council has rejected the most recent planning application, and that enforcement is being considered.
3. Baltimore Marina – An update has been received from Calderdale Council in response to questions raised at the Development Committee meeting on 5 June. It has been confirmed that the planning application relating to a glamping proposal has been withdrawn and the focus is now on the application to build 2 x semi-detached holiday cottages instead. The issue of the current building activity is being investigated.

Proposed by Cllr S Martin **Seconded** by Cllr P Taylor
Unanimously Approved

RESOLVED: - To receive the update and for the Assistant Town Clerk to copy the response from Calderdale Council to members.

2024(DC)024

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

To receive written update

Proposed by Cllr S Martin **Seconded** by Cllr P Taylor
Unanimously Approved

2024(DC)025

	<p>RESOLVED: - To receive the report.</p>
2024(DC)026	<p><u>Item 9 Outstanding Issues Register, Including Paths and Obstructions – For Information</u> 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: - To receive the report and for the Assistant Town Clerk to send a copy of the latest information on outstanding issues to members.</p>
2024(DC)027	<p><u>Item 10. 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>Benches- The 38 benches in the Town Centre have been cleaned and the wooden ones have had wood stain applied.</p> <p>Cleaning around side of Oddfellows building- The new owner of the Oddfellows building has made significant improvements to the tidiness of the perimeter.</p> <p>Drainage from viaduct near Aldi- Calderdale Council have cleaned around the Burnley Rd Viaduct and the issue of drainage has been referred to Network Rail.</p> <p>Town Hall Window boxes- These are passed their best and the plan is to have them removed.</p> <p>Proposed by Cllr M Carrigan Seconded by Cllr T Hanley <i>Unanimously Approved</i></p> <p>RESOLVED: - To receive the verbal report and for a letter of thanks from the Mayor, on behalf of the Development Committee be sent to Todmorden in Bloom for their excellent work.</p>
2024(DC)028	<p><u>Item 11. Major Calderdale Review of River Calder Sewage Overflows – For Information</u> To receive a written update</p> <p>Proposed by Cllr S Martin Seconded by Cllr J Williams <i>Unanimously Approved</i></p> <p>RESOLVED: - To receive the update and for this issue to be forwarded to the Climate Committee for further consideration</p>
2024(DC)029	<p><u>Item 12. The Conservation of Bridestones Moor – For Action</u> To receive a verbal update</p>

	<p>Bridestones Moor is currently for sale and a community interest group has been set up for the purposes of buying and rewilding it.</p> <p>Proposed by Cllr S Martin Seconded by Cllr M Carrigan <i>Unanimously Approved</i></p> <p>RESOLVED: - <i>That the report be received, a letter of support be sent to the community interest group and for this issue to be forwarded to the Climate Committee for their further consideration.</i></p>
2024(DC)030	<p><u>Item 13. Items for a Future Agenda – For Information</u></p> <p>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)031	<p><u>Item 14. Date of the Next Committee Meeting – For Information</u></p> <p>To note the date of the next committee meeting scheduled for 7 August 2024 at 7.30pm.</p>
<p>The meeting ended at 8.40pm.</p>	