



**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING  
Held in the Todmorden Town Hall, on Wednesday 7<sup>th</sup> January 2026 at 7.30pm**

**Councillors present:** - Cllrs S Martin (Chair), S Press, B Jancovich, G Kent, K White, P Taylor, T Hanley, J Williams, & N Stocks

**Officers:** Miss J Norcliffe (Administration & Development Officer)

**Members of the Public:** 3

2025(DC)082	<p><b>1. Apologies for Absence – For Decision</b> To receive and approve apologies for absence and reasons given to the Clerk prior to the meeting.</p> <p><i>Apologies received from Cllrs Hancock &amp; Hollis</i></p> <p><b>Proposed</b> by Cllr K White <span style="float: right;"><b>Seconded</b> by Cllr G Kent</span> <i>Approved</i></p> <p><b>Resolved:</b> That the apologies of D Hancock (Family Commitments) and A Hollis (Health Reasons) be received and their reasons for absence are accepted.</p> <p><b>Absent: 1</b></p>
2025(DC)083	<p><b>2. Declarations of Interest – For Decision</b> 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>
2025(DC)084	<p><b>3. Public Participation – For Decision</b> 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>Mr A Didoti addressed the Committee in objection to Item 6d.</p>

2025(DC)085	<p><b>4. Exclusion of Press and Public – Public Bodies (Admission to meetings Act 1960) – For Decision</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</b> by Cllr S Martin <span style="float: right;"><b>Seconded</b> by Cllr G Kent</span>  <i>Approved</i></p> <p><b>Resolved:</b> <i>That any public or press who may attend be allowed to stay for the whole of the meeting.</i></p>																				
2025(DC)086	<p><b>5. Minutes – For Decision</b></p> <p>To approve the draft minutes of the Development Committee meeting held on 3<sup>rd</sup> December 2025.</p> <p><b>Proposed</b> by Cllr B Jancovich <span style="float: right;"><b>Seconded</b> by Cllr N Stocks</span>  <i>Approved</i></p> <p><b>Resolved:</b> <i>That the draft minutes of the Development Committee meeting held on 3<sup>rd</sup> December 2025 be approved as a true record of proceedings.</i></p>																				
2025(DC)087	<p><b>6. Planning – For Decision</b></p> <p>To provide the opportunity to comment on Planning Applications lodged in Todmorden and environs since the last Development Committee and inform CMBC of the Town Councils comments.</p> <table border="1" data-bbox="336 1151 1497 2123"> <thead> <tr> <th>Item no</th> <th>Application Number</th> <th>Address</th> <th>Purpose</th> <th>TTC Comment</th> </tr> </thead> <tbody> <tr> <td>6a</td> <td><a href="#">25/20200/TPO</a></td> <td>1 Stansfield Hall Road Todmorden Calderdale OL14 5LR</td> <td>Fell One Tree</td> <td><i>Support subject to Tree Officer approval and replacement with native species.</i></td> </tr> <tr> <td>6b</td> <td><a href="#">25/20224/TPO</a></td> <td>Lower Birks Farm Grey Stone Lane Todmorden Calderdale OL14 8RN</td> <td>Prune Trees</td> <td><i>Support subject to Tree Officer approval and replacement with native species.</i></td> </tr> <tr> <td>6c</td> <td><a href="#">25/01134/HSE</a></td> <td>2 Cambridge Place Todmorden Calderdale OL14 5AZ</td> <td>Two storey extension to south elevation including balconies and dormer windows</td> <td><i>The Committee would not support this application due to the flood risk, and the size, scale and design of the extension and balconies not being</i></td> </tr> </tbody> </table>	Item no	Application Number	Address	Purpose	TTC Comment	6a	<a href="#">25/20200/TPO</a>	1 Stansfield Hall Road Todmorden Calderdale OL14 5LR	Fell One Tree	<i>Support subject to Tree Officer approval and replacement with native species.</i>	6b	<a href="#">25/20224/TPO</a>	Lower Birks Farm Grey Stone Lane Todmorden Calderdale OL14 8RN	Prune Trees	<i>Support subject to Tree Officer approval and replacement with native species.</i>	6c	<a href="#">25/01134/HSE</a>	2 Cambridge Place Todmorden Calderdale OL14 5AZ	Two storey extension to south elevation including balconies and dormer windows	<i>The Committee would not support this application due to the flood risk, and the size, scale and design of the extension and balconies not being</i>
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	6h	<a href="#">25/01131/LBC</a>	Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE	Works to stabilise the structure comprising underpinning an outhouse, demolishing and rebuilding an existing porch on new foundations, renewal of porch roof and glazing, 3 solar panels as porch roof, renewal of front door, replacement chimney pots and stone cleaning and pointing of gable walls.	<i>Support.</i>
<p><b>Proposed by Cllr S Martin</b> <span style="float: right;"><b>Seconded by Cllr J Williams</b></span>  <i>Approved</i></p> <p><b>Resolved:</b> <i>That the consultees responses as detailed above be submitted to Calderdale Council.</i></p>					
2025(DC)088	<p><b>7. <u>Planning Applications Feedback - For Information</u></b>          To receive a written update on planning applications where Todmorden Town Council have been a statutory consultee.</p> <p><b>Proposed by Cllr S Martin</b> <span style="float: right;"><b>Seconded by Cllr B Jancovich</b></span>  <i>Approved</i></p> <p><b>Resolved:</b> <i>To receive the report.</i></p>				
2025(DC)089	<p><b>8. <u>Response from Councillor Sarah Courtney – For Information</u></b>          To receive a response from CMBC Councillor Sarah Courtney to a letter sent from the Development Committee regarding the WYCA Bus Franchise.</p> <p><b>Proposed by Cllr S Martin</b> <span style="float: right;"><b>Seconded by Cllr P Taylor</b></span>  <i>Approved</i></p> <p><b>Resolved:</b> <i>To receive the response</i></p>				
2025(DC)090	<p><b>9. <u>Bus Services in Todmorden – For Information</u></b>          To receive a verbal update on the bus services (particularly the 590) in Todmorden.</p>				

	<p><b>Proposed</b> by Cllr S Martin Approved</p> <p><b>Seconded</b> by Cllr P Taylor</p> <p><b>Resolved:</b> The Committee received the report from Councillors White, Hanley &amp; Press and will await the response from the letter to be sent to Josh Fenton-Glynn MP, Calderdale MBC Councillors Courtney &amp; Scullion, and Mayor of WYCA Tracey Brabin.</p>
2025(DC)091	<p><b>10. Outstanding work Register – For Information</b> To receive an update of work outstanding for the Council Officers for Development Committee.</p> <p><b>Proposed</b> by Cllr S Martin Approved</p> <p><b>Seconded</b> by Cllr P Taylor</p> <p><b>Resolved:</b> The Committee received the update.</p>
2025(DC)092	<p><b>11. Date of the Next Committee Meeting – For Information</b> To note the date of the next committee meeting scheduled for 4<sup>th</sup> February 2026 at 7.30pm.</p>
Meeting closed at : 20:31	