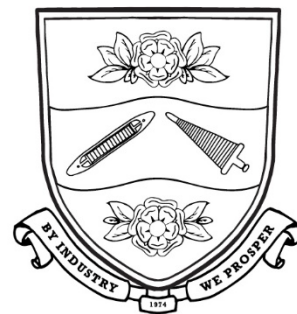


TODMORDEN TOWN COUNCIL

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MINUTES OF THE DEVELOPMENT COMMITTEE MEETING

Held in the Todmorden Town Hall, on Wednesday 5th November 2025 at 7.30pm

Councillors Present: Cllrs S Martin (Chair), S Press, B Jancovich, G Kent, K White & N Stocks

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

Members of the Public: 1

2025(DC)061	1. <u>Apologies for Absence – For Decision</u> To receive and approve apologies for absence and reasons given to the Clerk prior to the meeting. <i>Apologies received from Cllrs Hollis, Ripley, Hancock, Williams, Taylor and Hanley</i> Proposed by Cllr B Jancovich Seconded by Cllr N Stocks <i>Approved</i> Resolved: <i>That the apologies of A Hollis (Health Reasons), P Ripley (Health Reasons), J Williams (Prior Commitments), D Hancock (Family Commitments), P Taylor (Health Reasons) and T Hanley (Work Commitments) be received and their reasons for absence are accepted.</i> Absent: <i>0</i>
2025(DC)062	2. <u>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. 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. No declarations received.
2025(DC)063	3. <u>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. Note: No resolutions can be under public participation.

	No requests to speak received.																							
2025(DC)064	4. <u>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. Proposed by Cllr S Martin Seconded by Cllr G Kent <i>Approved</i> Resolved: <i>That any public or press who may attend be allowed to stay for the whole of the meeting.</i>																							
2025(DC)065	5. <u>Minutes – For Decision</u> To approve the draft minutes of the Development Committee meeting held on 3rd September. Proposed by Cllr B Jancovich Seconded by Cllr N Stocks <i>Approved</i> Resolved: <i>That the draft minutes of the Development Committee meeting held on 1st October 2025 be approved as a true record of proceedings.</i>																							
2025(DC)066	6. <u>Planning – For Decision</u> 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. <table border="1"> <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>25/20179/TPO</td><td>Morrisons Rochdale Rd Todmorden Calderdale OL14 6LG</td><td>Limited tree removal round Kindness sign. (TPO)</td><td><i>No comment made due to application already being granted consent.</i></td></tr> <tr> <td>6b</td><td>25/00859/FUL</td><td>18 and 19 Asher Drive Todmorden Calderdale OL14 8FG</td><td>Two semi-detached dwellings and associated works. (Part-retrospective)</td><td><i>Reluctantly accept the reduction of 1.6 metres. The Committee strongly supports the residents views of the overall development.</i></td></tr> <tr> <td>6c</td><td>25/00953/HSE</td><td>19 Harvelin Park Todmorden</td><td>Demolition of existing conservatory to</td><td><i>Support</i></td></tr> </tbody> </table>				Item no	Application Number	Address	Purpose	TTC Comment	6a	25/20179/TPO	Morrisons Rochdale Rd Todmorden Calderdale OL14 6LG	Limited tree removal round Kindness sign. (TPO)	<i>No comment made due to application already being granted consent.</i>	6b	25/00859/FUL	18 and 19 Asher Drive Todmorden Calderdale OL14 8FG	Two semi-detached dwellings and associated works. (Part-retrospective)	<i>Reluctantly accept the reduction of 1.6 metres. The Committee strongly supports the residents views of the overall development.</i>	6c	25/00953/HSE	19 Harvelin Park Todmorden	Demolition of existing conservatory to	<i>Support</i>
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Signature..... 3rd December 2025

		Calderdale OL14 6HX	facilitate single and two storey extension. New raised decking to the rear.	
6d	25/00601/FUL	Mankinholes Tops New Road Mankinholes Todmorden Calderdale	Replacement of existing cattle building with new cattle building.	<i>Support</i>
6e	25/00964/FUL	Land South West of Lower Cross Stones Cottage Cross Stone Road Todmorden Calderdale	Formation of a layby in association with a Booster Water Pumping Stations (under PD)	<i>Support</i>
6f	25/20190/TPO	1 The Hollins Todmorden Calderdale OL14 8BJ	Prune Three Trees (TPO)	<i>Support subject to Tree Officer approval</i>
6g	25/00525/HSE	1 Pickover Gate Butts Lane Todmorden Calderdale OL14 8RJ	Two storey side extension following demolition of existing side extension.	<i>Support</i>
6h	25/00562/VAR	Land on Hope Street Todmorden Calderdale	Variation of conditions 13 and 20 of planning permission (15/01209/FUL) to extend vehicle operating hours to 06:00-00:00 and to allow deliveries during these hours by removing existing delivery restrictions. (Amended)	<i>Strongly object</i>
6i	25/00878/LBC	Scaitcliffe Hall Burnley Road Todmorden	Conversion of Scaitcliffe Hall and Annex to 3, four bed dwellings,	<i>Support in line with Neighbourhood</i>

			Calderdale OL14 7DQ	conversion of Coach House to 2, three bed and 1 four bed dwelling, conversion of Barn to 1, two bed and 1, three bed dwelling, demolition of existing modern extension to facilitate the construction of 9 new build dwellings and a further 5 new build dwellings on former car park, together with associated landscaping across the site and BNG provision outside of the residential curtilage. (Listed Building Consent)	<i>Plan policies H5, TM.2 and H8.</i>
	6j	25/00877/FUL	Scaitcliffe Hall Burnley Road Todmorden Calderdale OL14 7DQ	Conversion of Scaitcliffe Hall and Annex to 3, four bed dwellings, conversion of Coach House to 2, three bed and 1 four bed dwelling, conversion of Barn to 1, two bed and 1, three bed dwelling, demolition of existing modern extension to facilitate the construction of 9 new build dwellings and a further 5 new build dwellings on former car park, together with associated landscaping across the site and BNG	<i>Support in line with Neighbourhood Plan policies H5, TM.2 and H8.</i>

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			provision outside of the residential curtilage. (Listed Building Consent)	
	Proposed by Cllr S Martin <i>Approved</i> Seconded by Cllr K White Resolved: That the consultees responses as detailed above be submitted to Calderdale Council.			
2025(DC)067	7. Planning Applications Feedback - For Information To receive a written update on planning applications where Todmorden Town Council have been a statutory consultee. Proposed by Cllr S Martin <i>Approved</i> Seconded by Cllr B Jancovich Resolved: To receive the report.			
2025(DC)068	8. Bus Services in Todmorden – For Information To receive a verbal update on the bus services (particularly the 590) in Todmorden. Proposed by Cllr G Kent <i>Approved</i> Seconded by Cllr N Stocks Resolved: For Cllr White and the Administration & Development Officer to collaborate on a registered letter which will be sent to the Mayors of West Yorkshire Combined Authority and Greater Manchester Combined Authority, and CMBC Councillors Sarah Courtney and Jane Scullion.			
2025(DC)069	9. Outstanding work Register – For Information To receive an update of work outstanding for the Council Officers for Development Committee. Proposed by Cllr S Martin <i>Approved</i> Seconded by Cllr N Stocks Resolved: The Committee received the update.			
2025(DC)070	10. Date of the Next Committee Meeting – For Information To note the date of the next committee meeting scheduled for 3rd December 2025 at 7.30pm.			
Meeting closed at 20:24				