TODMORDEN TOWN COUNCIL

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MINUTES OF THE DEVELOPMENT COMMITTEE MEETING
Held in the Todmorden Town Hall, on Wednesday 2nd September 2026 at 7.30pm

Councillors (Cllrs) present: - *Cllrs S Martin (Chair), T Hanley, J Williams, A Hollis, G Kent, K White, L Thorpe & N Stocks*

Officers: *Miss Jessica Norcliffe (Administration & Development Officer (A & D Officer))*

Members of the Public*: 0*

2026(DC)036	**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. *Apologies received from Cllrs Hancock, Ripley, Taylor & Jancovich* ***Proposed** by Cllr J Williams* ***Seconded** by Cllr G Kent* *Approved* ***Resolved:** That the apologies of D Hancock (Family Commitment), P Ripley (Prior Commitment), P Taylor (Family Commitment) & B Jancovich (Prior Commitments) be received and their reasons for absence are accepted.* ***Absent: 0***
2026(DC)037	**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. Councillor G Kent declared a non-pecuniary interest in item 6b and didn't take part in the discussion for that item.
2026(DC)038	**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.

Signature..... 7th October 2026

	No requests to speak received
2026(DC)039	**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 T Hanley* ***Seconded*** *by Cllr G Kent* *Approved* ***Resolved:*** *That any public or press who may attend be allowed to stay for the whole of the meeting.*
2026(DC)040	**5. <u>Minutes – For Decision</u>** To approve the draft minutes of the Development Committee meeting held on 5th August 2026. ***Proposed*** *by Cllr L Thorpe* ***Seconded*** *by Cllr J Williams* *Approved* ***Resolved:*** *That the draft minutes of the Development Committee meeting held on 5th August be approved as a true record of proceedings.*
2026(DC)041	**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. **6a –** 26/00574/FUL - Higher Greave Farm, London Road, Todmorden, Calderdale OL14 6HJ - Proposed 20 x 40m outdoor horse arena for personal use only ***TTC Comment –*** *No comment* *Councillor G Kent didn't take part in the discussion for Item 6b.* **6b -** 26/20091/TPO - First Floor Flat Stansfield Hall West, Stansfield Hall Road, Todmorden, Calderdale OL14 8BQ - Prune Trees (Tree Preservation Order) ***TTC Comment –*** *Support subject to Tree Officer approval.* **6c -** 26/00497/FUL - 32 Burnley Road, Todmorden, Calderdale OL14 5EZ - Ground floor offices with residential units above The Acorn Centre and full refurbishment of the outbuilding to the rear for residential use. ***TTC Comment –*** *The Committee support the reuse of the building and maintenance of its heritage, in line with Neighbourhood Plan Policy ED.1.* **6d -** 26/20102/TPO - Todmorden Specialist Visual Arts College, Ewood Lane, Todmorden, Calderdale OL14 7DG - Reduce Oak Tree to a 4m Standing Stem (Tree Preservation Order) ***TTC Comment –*** *Support subject to Tree Officer approval, and subject to the recommendations to plant a replacement tree.* **6e -** 26/20095/TPO - Pennine Lodge Care Home, Burnley Road, Todmorden Calderdale OL14 5LB - Remove 6 Trees (Tree Preservation Order)

	TTC Comment – *Support subject to Tree Officer approval* **6f –** 26/00612/HSE - Calder Bank, 52 Burnley Road, Todmorden, Calderdale OL14 5LH - Ground floor extension and alterations ***TTC Comment –*** *Support in line with Neighbourhood Plan Policy H.7.* ***Proposed*** *by Cllr N Stocks* ***Seconded*** *by Cllr T Hanley* *Approved* ***Resolved:*** *That the consultees response as detailed above be submitted to Calderdale Council.*
2026(DC)042	**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* ***Seconded*** *by Cllr T Hanley* *Approved* ***Resolved:*** *The Committee received the report.*
2026(DC)043	**8. Bus Services meeting with Josh Fenton-Glynn MP – For Information** To receive a verbal debrief from Councillors on their meeting with Josh Fenton-Glynn MP regarding the Committee concerns on the WYCA Bus Franchise. ***Proposed*** *by Cllr K White* ***Seconded*** *by Cllr J Williams* *Approved* ***Resolved:*** *Councillors White, Hanley and Williams shared feedback from their meeting with Josh Fenton-Glynn MP and were positive about the MP and his team pushing for a resolution to the issue of bus franchising in Todmorden.* *The Committee thanked the Councillors for attending the meeting, and for providing the feedback, and requested that a Working Group consisting of Councillors Hanley, White and Williams is formed, who will seek updates on the MP's work through the A& D Officer and bring back regular reports to the Committee.*
2026(DC)044	**9. WYCA Mass Transit Consultation – For Decision** To consider a comment on the soundness and legal compliance of the West Yorkshire Mass Transit: Spatial Development Framework joint Development Plan Document Regulation 19 Publication Draft. ***Proposed*** *by Cllr G Kent* ***Seconded*** *by Cllr T Hanley* *Approved* ***Resolved:*** *The Committee shared their disappointment with the consultation process, and feel this specific consulation would be difficult for anybody other than a professional to understand and make comment on. The Committee therefore feel they are unqualified to comment on the soundness and legal compliance of this Document.*

2026(DC)045	**10. <u>Correspondence Received – For Information</u>** To receive correspondence from Network Rail regarding the Todmorden Train Station Access for All project. ***Proposed*** *by Cllr S Martin* ***Seconded*** *by Cllr N Stocks* *Approved* ***Resolved:*** The Committee thanked Network Rail for the correspondence and asked the A & D Officer to seek regular updates and to find out when the proposed information days will be held.
2026(DC)046	**11. <u>Parking on Longfield Road – For Decision</u>** To request the Administration & Development Officer writes to CMBC, asking that they investigate parking issues on Longfield Road, in support of local residents. ***Proposed*** *by Cllr S Martin* ***Seconded*** *by Cllr N Stocks* *Approved* ***Resolved:*** *The Committee requested the A & D Officer contacted the local PCSOs to raise concerns about pedestrian safety, including those with wheelchairs and pushchairs, plus emergency vehicle access.* *The Committee also asked that the A & D Officer write to: TLC buses to ask for any evidence of buses being restricted by the double-parking; Calderdale MBC Neighbourhood Wardens to ask that they assess the parking issues; and then to Calderdale MBC Highways, requesting they investigate the parking issues on Longfield Road, in support of local residents.*
2026(DC)047	**12. <u>Outstanding Work Register– For Information</u>** To receive an update of work outstanding for the Administration & Development Officer for Development Committee. ***Proposed*** *by Cllr S Martin* ***Seconded*** *by Cllr G Kent* *Approved* ***Resolved:*** *The Committee received the update, thanked the Council Officers for their hard work and asked the A & D Officer to chase up the outstanding items on the list.*
2026(DC)048	**13. <u>Date of the Next Committee Meeting - For Information</u>** To note the date of the next committee meeting scheduled for Wednesday 7th October 2026 at 7.30pm.
Meeting closed at 20:23	

Signature..... 7th October 2026