

Minutes of the Meeting

Thursday 15 July 2010

Golden Lion, Todmorden

Present: James Gregory
Malcolm Birkett
David Storah
Louise Castro
Gillian Connolly
Simon Brearley
Anne Lee
Peter Cockcroft
Shaun Murray
Chris Edwards

Chair
Vice Chair
Secretary

In attendance: Cllr Ian Cooper
Catherine Hilton
Cllr Anne James
Geoff Willerton

Calderdale Metropolitan Borough Council

Todmorden Town Council

Chief Planning Officer

Calderdale Metropolitan Borough Council

Cllr Richard White

Todmorden Town Council

Cllr Hilary Myers

Todmorden Town Council

Anne Holdsworth

Calderdale Metropolitan Borough Council

Cllr Janet Battye

Calderdale Metropolitan Borough Council

Apologies: Louise Harrison
Dr Lindsay Smales
Alan Darwin
Doug Blenkey
Cynthia Murray

Upper Calder Valley Renaissance

Treasurer

Chair: James Gregory

Note Taker: Louise Castro

Minute	Discussion	Action
177/07/10	Welcome The Chair welcomed everyone to the meeting and thanked Mr Geoff Willerton for making a special effort to attend.	
178/07/10	Minutes of the Last Meeting Proposed: Simon Brearley Seconded: Gillian Connolly	

Todmorden Pride

JG - Mr Willerton what principals and standards will applied to sites.

The oldest vexed site, the Abraham Ormerod Centre. An application has been submitted by Netto on the site, however this may have to be looked into again as Asda buying Netto and the outcome may be different.

MB - Is the retention of the facade a CMBC request?

GW - No it has come from the applicant.

MB - Both elements of the land are owned by Netto, now Asda there should be no issue about conflicting outlets, however would it be practical to oppose the application.

GW - We need to understand the impact of Asda as oppose to Netto as the range of goods on sale may be much wider and may therefore have an impact on the market.

MB - However, if the design fits in with conservation area ethos will they be granted planning permission?

JB - The size and materials used must fit into conservation area requirement.

RW - I am just concerned the Abraham Ormerod Centre is to be parking and the building itself will be built into the car park at the back.

GW - From memory it is one floor and will be much smaller than Morrisons.

JG - They will build the highest possible, however whilst that application sits will it affect the potential supermarket application on Halifax Road?

GW = No application has yet been received for the Halifax Road site, however according to the White and Green study any supermarket development of the Abraham Ormerod site will reduce the amount of building on Halifax Road.

JW - Any Bramsche Square development could also be taken into account?

JG - Better a good Asda well designed than a lot of small supermarkets.

Todmorden Pride

HM - Abraham Ormerod could be advantageous, but a supermarket development on Halifax Road would mean the Town Centre is too far to walk and the market will miss out.

PC - If you become convinced that Todmorden Pride, Todmorden Town Council and the citizens of Todmorden do not like it why can't you just stop it?

GW - PPS4 states if we didn't deal with it on a planning reason only basis then we could be in serious trouble as a Council.

MB - Planning Committees are governed by planning law.

RW - There is a system in progress of identifying future housing needs would it be possible that Halifax Road could be re-designated for purely housing?

JG - Planning consent is for mixed use.

GW - In UDP terms it is identified as a commercial site There is a site order with permission for mixed use consent. Nobody can compete with the supermarkets and it is an open ended option with the bank.

IC - The need for Tourism has never been more important in this town, we need to be looking at the wider picture and thinking more imaginatively.

GW - the planners are not actively encouraging developers to build a supermarket, however in terms of planning we have to go through a sequential test, you must also look at qualitative and quantitative assessments in terms of the offer.

PC - Do you, as a Department, have a master-plan for each of the for each of the 6 towns?

GW - There is the UDP, however the process is extremely complicated and we think it may change. Changes may also be made to give planning power back to the local neighbourhood.

JB - Lidle are using a trailer for an advertising hoarding can anything be done to move it.

GW - They will argue that it is a moveable structure.

Todmorden Pride

180/07/10	Todmorden Town Centre Renaissance Board The Board does not not report to Todmorden Pride, however we do have 2 Board Members on it. Discussions: A separate impact study has been requested given that there are several developments: <ol style="list-style-type: none">1. Application from ASDA on the Abraham Ormerod Site2. Demolition of the Rose Street Medical Centre has been held in suspension as a traffic survey needs to be undertaken. This delay has caused problems, vandalism, security, rats. The demolition and what is happening to Rose Street is being carried out on September 7th. However, mixed messages will cause developers to have cold feet. During the next 12 - 18 months significant Environment Agency flood protection related works in the Town Centre will introduce an impediment but will also provide opportunities. JG - The Chair states in the long term we support pleasant space for community use, but mixed messages must stop.	
181/07/10	Date and Time of Next Meeting: 09 September 2010, 18:30 Golden Lion, Todmorden .	