

Todmorden Town Centre Development Board

12th May 2015

Attendees:-

Councillor J Booth (Chair) Claire Butler (*Project Manager, Corporate Projects*)
Councillor J Battye Joanne Gott (*Programme Manager, Corporate Projects*)
Councillor S Press Robin Tuddenham (*Director, Communities*)
Councillor S Sweeney

Welcome & apologies:-

Apologies were received from Councillor Thompson, Andrew Pitts and Ian Gray.

Confirmation of Board members

It was noted that the Board membership would be confirmed following the annual Council meeting on 27th May 2015 and the next Todmorden Town Council meeting.

Action: To be included as an agenda item for the next meeting

Agreement of minutes – 31st March 2015

Agreed.

Matters arising

Officers had not been able to find any evidence of hotel chains expressing an interest in locating to Todmorden, however feedback from CMBC's Tourism team supported the view that there is a need for additional visitor accommodation to serve the Hebden Bridge and Todmorden areas. This will be included in CMBC's tourism strategy going forward and it was proposed that CMBC officers carry out some soft market testing and report back to the next Board meeting. Councillor Battye noted that a study had been undertaken previously into options for providing visitor accommodation, which may contain useful information.

Action: Officers to review previous study work undertaken. Officers from CMBC's Business team to carry out soft market testing and present to the next Board meeting

Officers provided an update on the "Town Centre Railings Project". The officer who was leading on the project had left the Council at Christmas, and this has now been passed to a colleague in the interim.

Action: Officers to request a full update from Highways for the next Board meeting

Officers reported that Calderdale Council and Kirklees Council had been successful in their joint bid to obtain grant funding from the West Yorkshire Combined Authority. The two authorities have been awarded funding under the Cycle City Ambition Grant to improve cycle ways between Todmorden and Huddersfield, including a number of canal towpaths. RT confirmed that the improvement works are being developed in conjunction with public health.

It was reported that a meeting with the Canal & River Trust was planned w/c 11th May 2015 and officers had agreed to raise the issue of the canal leak. Officers advised that they had experienced a similar issue on a different project, where it had been confirmed that it was CRT's responsibility to maintain the canal and CRT had in fact carried out the repair.

Action: Officers to provide further detail of the proposed improvement works, and to confirm the split of funding allocated and programme plan for Calderdale and Kirklees

Officers advised that the CMBC Corporate Asset and Facilities Management (CAFM) team had recommended the site hoardings around the Rose Street compound area be retained pending the

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commencement of development of the site, but would continue to regularly inspect the hoardings and had also agreed to clear the compound area.

Officers confirmed that the 1-page investment summary had been circulated via social media.

Action: Officers to provide a copy of the above updates to Todmorden Pride

All other actions were covered by the main agenda items.

Rose Street

It was noted that a site visit to the Hebden Bridge development was held on 29th April, which had been attended by Board representatives (Councillors Battye, Press & Sweeney). Feedback was that the development was good quality with an independent living offer with costs ranging from circa £142k to £300k depending on the size of apartment. Further information was also available via McCarthy & Stone's website:

<http://www.mccarthyandstone.co.uk/retirement-properties-for-sale/leedham-court-hebden-bridge/>

It was noted that the Board remained concerned to ensure that the Todmorden scheme included an appropriate amount of community / public realm space. Officers advised that McCarthy & Stone had submitted draft heads of terms and were currently in the process of carrying out investigative survey works, with a view to developing the scheme further. The Board advised that they would like to see an updated plan for consideration prior to any formal planning submission.

Action: Officers to request an updated scheme outline plan to circulate to the Board

Councillor Battye reported that she understood that a revised offer had been submitted by Resilienti and asked if this had been considered. Officers advised that they understood that no formal written offer had been received from Resilienti since the earlier offer that had been considered by the Board on 17th February 2015. Councillor Battye asked if it was still the case that the Council would consider alternative offers. Councillor Sweeney confirmed this.

Action: Officers to confirm to whom any new offers should be submitted and circulate to the Board

Water Street

Officers confirmed that the report had been updated to acknowledge that Ward members had not been included in the initial round of consultation, although Highways officers had not yet provided a copy of the consultation information that was issued to businesses. Highways officers had also been asked to confirm the timescales for developing options for further consultation with businesses, but this had not been received prior to the meeting. The Board asked for this information to be provided as soon as possible.

Actions: Chair to confirm the above in writing, with a request for officers to respond as a matter of urgency; Highways officers to attend the next Board meeting to present their proposals for further consultation

Other sites

Officers provided the following updates:

Ormerod Site (ASDA)

An application to demolish the 3 buildings on the site has been submitted and Council planning officers will be meeting the agent during the next couple of weeks to discuss and confirm the temporary landscaping of the site.

Halifax Road / Hope Street

Officers reported that the Section 215 Notice had not been complied with and so the landowner is in

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breach. It was explained that the potential courses of action open to the Council are prosecution in the Magistrates' Court and/or direct action.

Officers advised that the preferred option is to pursue prosecution through the Magistrates' Court and that this process had already commenced. It was noted that the direct action option would require the Council to undertake the Section 215 works at its own cost, such cost to be recovered through a charge put on the site which would operate when the land is next transferred.

After considering officers' updates and financial implications, the Board remained concerned that the Magistrates' Court process would involve unacceptable delay and uncertainty and Cllr Booth therefore proposed that the Board recommend that CMBC take direct action. A vote was held and this was unanimously agreed.

RT advised that agreement to undertake the work was outside the remit of the Board and so, whilst the Board could recommend such action is undertaken, the recommendation would need to be submitted to Planning Committee and then to Cabinet for approval. The Board asked that this be expedited and that quotes for the works specified in the Notice be obtained quickly.

Action: Officers to confirm the Board's recommendation and request quotes for the works

Cllr Battye asked if the LABGI funding was still available. Officers confirmed that LABGI funding was available, but would need to check if there are any restrictions on its use.

Actions: Officers to provide a financial update to the next Board meeting; Officers to check if any restrictions on use of the LABGI funding

Cinderhill Mill

No change i.e. at the present time the landowner is not prepared to demolish the remaining buildings, and therefore Council planning officers are seeking further advice from Building Control on the condition of the buildings and whether they are a practical proposition for repair/re-use.

Cllr Battye asked what is happening with the planning application for the site.

Action: Officers to request update from planners

Officers noted that it could be an option to serve a Section 215 notice on the site. After consideration, the Board unanimously agreed to recommend this.

Action: Officers to confirm the Board's recommendation to planning officers

Town Hall updates

Heritage Project

Todmorden Town Hall: Telling the Story is a £50k Heritage Lottery Fund project which will see guided tours, open days and the development of a small Heritage Centre at the Town Hall. The project started in January 2015 and 15 volunteer tour guides have been recruited, contributing 254 hours since starting. The volunteers meet weekly and have been researching how the building came to be built, the architecture and stories of the ballroom, famous people who have used the building throughout its history, and stories connected with the council chamber and Magistrates court. Volunteers lead tours for groups who pre-book and also host open days such as the scan-2-save events where members of the public can bring their stories and photographs to be scanned and added to the digital archive, hosted by Pennine Horizons.

On Friday 11th September the new Heritage Centre in Committee Room B will be officially opened and will include objects telling the building's story, plus the ability for visitors to access the digital

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archive. On Saturday 12th and Sunday 13th September, as part of Heritage Open Weekend, the Town Hall will be open from 11:00 to 15:00 with tours of the Grade 1 listed building leaving the Heritage Centre every 30 minutes.

Centre Vale Park

Bandstand

The current Town Mayor (Cllr Gill) has formed a group aimed at restoring the bandstand and they have been gifted £5,000 from a local benefactor. Calderdale Council has confirmed that, although there is no Council funding available for the rebuilding of the bandstand, it will provide whatever support it can for the group in its endeavours – for example, the local Neighbourhood Coordinator is helping the group to become constituted, think about charitable status, explore funding opportunities etc.

There seems to be strong support for keeping it as a traditional bandstand, and it is understood that the group are looking at reconstructing the bandstand in the current style but with better quality materials and possibly a stone base.

Action: CMBC to advise the group re. estimated costs and funding options; CMBC to offer officer support to the group to help take their ambition forward

Flood Alleviation Works

The Environment Agency have confirmed that they are stopping works on site this week (w/c 11th May) as the ground conditions are very wet, but will level as much as they can and intend to review ground conditions again following the Carnival on 23rd May. Approx. 1/3 of the slitting work remains to be completed, which the EA estimate will take approx. 5 days once they return to site.

Action: Officers to request EA's confirmation of the current programme

The EA have issued an information pack to the Carnival organisers containing maps and preferred routes to prevent any further damage to the drainage system from heavy vehicles and equipment. The EA have also advised that they have carried out additional trenching (over and above the work originally agreed) in order to lower the base level of the site and this should help drainage further.

Tennis Court Resurfacing

Two quotes have been received to bring one of the courts back into use, and a third is currently awaited. The target is for the court to be brought back into use before the start of Wimbledon 2015.

Bowling Pavilion

The 6 bowling clubs have got together to carry out significant improvements to the pavilion, including the installation of a new kitchen, repainting inside and sorting out the toilets. This has been done through a 'light touch' arrangement whereby volunteers can carry out most work (not electrical or working at height) following agreement of a simple method statement and risk assessment with CAFM. The approach has been one of partnership and common sense, recognising the financial realities facing the Council and working with local people to enable them to do more for themselves.

Todmorden Ward Forum updates – draft report

A draft report had been circulated prior to the meeting and the Board were invited to comment. The Board asked that the draft report be updated to reflect the discussions from the Board meeting, including the updates for the Town Hall and Centre Vale Park. The Board agreed that matters outside the Board's remit, such as the railway station disabled access, should not be included in the Todmorden Development Board report (any updates for these matters should be provided

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separately by the relevant Ward member(s)).

Action: Officers to circulate the updated report to the Board prior to the Ward forum (9th June 2015)

Generally, the Board asked if the Council's communications team could provide support to publicise the Board's activities and achievements, for example through press releases in the local press.

Action: CB/AP to review options with CMBC's communications team

AOB

1. Town Hall lift

Councillor Battye reported that the Town Hall lift had broken down during a recent event and asked for information on the reasons for this, and the emergency arrangements for access.

Action: Officers to provide the requested information

Date of next meeting:-

Officers tabled a request to bring forward the date of the next Board meeting to w/c 15th June 2015. Agreed in principle, subject to the date being confirmed once the Board membership is known.

Action: Officers to circulate revised updated meeting details once Board membership is known