

Todmorden Town Centre Development Board

17th February 2015

Attendees:-

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| Councillor J Booth (Chair) | Claire Butler (<i>Project Manager, Corporate Projects</i>) |
| Councillor J Battye | Joanne Gott (<i>Programme Manager, Corporate Projects</i>) |
| Councillor P Caffrey | Ian Gray (<i>Director, Economy & Environment</i>) |
| Councillor M Thompson | Robin Tuddenham (<i>Director, Communities</i>) |
| Councillor S Press | |
| Councillor S Sweeney | |

Welcome & apologies:-

Apologies were received from Councillor Hatfield, Councillor Rez and Councillor O'Neill.

Agreement of minutes – 13th January 2015

Agreed.

Matters Arising

Officers are in liaison with market traders to review different options available. Awaiting minutes from the traders' February meeting.

Action: Officers to provide an update on options being considered by the market traders.

Confirmed that officers have contacted the EA to ask for an update on the EA's FRRS programme.

Action : Update to be provided at the next meeting

Confirmed that the 1-page investment summary had been produced, and copies distributed at the stakeholder event on 31st January.

Action: To be uploaded to the Development Board's webpage and via Twitter/Facebook.

All other actions were covered by the main agenda items.

Water Street

Officers provided an update. The traffic survey data had not revealed any major obstacle to pedestrianising Water Street, but the following need to be worked through before this can be formally instructed:

- Consultation with businesses and local residents to confirm access requirements to properties (this would be separate to any consultation required for the formal Traffic Regulation Order and will take circa 1 month)
- Review of the traffic routing around Water Street, and in particular how the current 1-way system operates
- Review of vehicle access and parking along Dale Street

Board members asked if Highways had considered making this part of a 20mph zone. Officers confirmed this was a possibility.

It was noted that the pedestrianisation of areas within Hebden Bridge had increased trade. It was further noted that some improvements to Water Street had been carried out by the Environment Agency, and it was asked if any street scene improvements were proposed.

Officers advised that the costs of the Traffic Regulation Order would be £20k - £30k maximum, although this figure would increase if additional street scene improvements are instructed.

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Action: Officers to provide costs for environmental / street scene improvement works

Rose Street

Officers advised that an offer had been received from [B] for the development of the Rose Street site w/c 9th February. Officers summarised the offers received for the site as follows:

[A]

- Purchase the freehold of the site (0.77 acres) for £ [REDACTED] (subject to contract)
- Conditional upon obtaining detailed planning permission for a 3 / 4 storey sheltered development for the elderly and associated car parking
- Subject to a Ground Investigation and Topographical survey (which will be carried out by the developer prior to exchange of contracts)
- Vacant possession to be granted on completion

[B]

Two options proposed for consideration:

OPTION 1

- Purchase the freehold of the site (0.3 acre) from Calderdale for £ [REDACTED] (this will be subject to an agreed detailed design & Planning).
- Tenants proposed

OPTION 2

- Purchase the freehold of the site (0.3 acre) from Calderdale for £ [REDACTED] (this will be subject to an agreed detailed design & Planning + **a sum equivalent to the above offer should be set aside for [B] to undertake the following:**
 - **Works to move the Market & enhance the Public Open Space**
 - **Works to open up the frontage of the open market making it more accessible**
 - **Works to form a new car park on Rose Street**
 - **Incorporate a new kitchen for the Incredible Edibles**

The Board was reminded of the statements made on 22nd July 2014 regarding any proposed development of Todmorden town centre, and the local context (including the headline results of the retail survey carried out in Summer 2014). Officers also noted key requirements set by the Homes & Communities Agency (HCA) and planning officers for the Rose Street site. It was acknowledged that the terms of the Yorkshire Forward funding which had been used to acquire the site required a "robust and deliverable scheme incorporating the Outputs for Todmorden Town Centre to be delivered by **31 March 2015**". It was explained that the Outputs are for CMBC to lever £500,000 of public sector regeneration investment and to redevelop 0.3143 hectares of brown field land. In addition, it was noted that the purchase agreement between CMBC and Calderdale PCT contained overage provisions which applied to any disposal of the site up to and including 30 June 2017.

The Board was reminded of the contents of the independent site valuations that had been carried out on the Board's behalf in November 2014. These demonstrated that the market value of the site was between £ [REDACTED] and £ [REDACTED]

The Board was asked to consider the offers received and to confirm which offer it would instruct officers to take forward.

In considering the offers, the following comments were made:

- [B]'s offer of £ [REDACTED] was below market value and there were concerns about the identity of the proposed tenants
- Concerns were raised that a food retail development would have an adverse impact on the Todmorden Markets

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- [B]'s proposals included a T-shaped retail block which would block views into the square.
- It was noted that part of [B]'s proposals encroached onto the outdoor market site, which Board members were not aware was being offered for development. This would also fall within the Conservation Area.
- It was queried why the site is not being openly marketed, like the Northgate House site. IG confirmed that this was not possible, as the Board wanted clarity on the development plan for Todmorden town centre whereas the Northgate House site is not subject to the same constraints.
- Officers confirmed that the capital receipt from any disposal of the Rose Street site would go into CMBC's Capital Programme fund. If the Board wanted to request that some or all of the receipt should be ringfenced for Todmorden, this would need to be submitted to Cabinet. It was acknowledged that there are already a number of demands on the Capital Programme fund.
- It was considered that [A]'s proposals would bring people into the town centre and would support local businesses.
- There were concerns that [A]'s proposals would create a gated community resulting in a loss of public space, and that this sort of residential development is not appropriate for the town centre. It was commented that the original development concept had been to open up the town centre.
- It was noted that there had been recent criticisms of the development board for failing to develop derelict sites, and this was a key opportunity to develop a derelict site in the town centre.
- It was noted that only 2 offers had been received for the site since the previous development tender process (which had had to close due to insufficient market interest).

Councillor Booth recommended that [A]'s be accepted as the Board's preferred option, and that IG be asked to request Cabinet to take this forward. Seconded by Councillor Sweeney.

A vote was taken and Councillor Booth's recommendation was approved with 4 in favour, 0 against and 1 abstention.

Councillor Battye asked that [A] should acknowledge the current public / community use of the site and that proposals should see some community use retained.

Action: Officers to discuss with [A]

Other sites

Officers provided a brief update in respect of the following sites:

Ormerod Site (ASDA)

- ASDA have now completed works to tidy up the site. Planning officers are satisfied that the tidying up works are acceptable, and are in dialogue with ASDA's agents about how the site is best dealt with in the short-term.

Halifax Road / Hope Street

- Planning officers have served a Section 215 Notice on the site owners
- The S215 Notice requires the solid fencing of the site, along with various other works such as the levelling of the mounds and demolition of a building (not the sub-station building)
- The notice was served w/c 2nd February 2015 and comes into effect 28 days later. Officers have allowed up to 2 months for the works to be undertaken, so the total period is 3 months

Cinderhill Mill

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- Planning officers are re-investigating the condition of Cinderhill Mill and considering options

A petition had been presented to the Board prior to the meeting which outlined local concerns about the number and appearance of derelict sites in Todmorden. In particular, the petition referenced the Abraham Ormerod/former cinema site (ASDA) and Halifax Road.

IG advised that he has had discussions with ASDA, who are currently in discussions with planning officers regarding demolition of the buildings on the site.

The Board raised concerns about the health & safety of the site and asked for ASDA to confirm, if they are going to demolish the buildings, when this would happen and whether the site would be landscaped.

Action: Officers to request a statement from ASDA regarding any proposed demolition works on the site

Action: Officers to provide a FAQs document addressing the key points made in the petition, to be agreed by the Board and published on the Board's webpage

Town Hall updates

1. Restoration works

It was noted that restoration works had been completed and scaffolding removed. It was suggested that photographs could be used for publicity, or postcards.

Action: Officers to review publicity / comms

2. Stakeholder consultation event

Feedback from the consultation event was provided. It was noted that the Town Hall action plan would be updated to reflect the priorities discussed at the event, and this would be taken to the next Town Hall Working Group meeting. IG noted that a robust Business Plan would be critical for any future grant applications.

3. HLF Project

It was reported that volunteer sessions were going well.

Centre Vale Park

RT reported that a meeting had been held with the Friends group to discuss options for the bandstand. Recommendations will be taken to the next Ward forum meeting.

A bid for external funding is being prepared for the tennis courts.

A number of questions had been raised locally about why the toilets had been closed. RT confirmed this was due to vandalism.

AOB

1. Tod Ward Forum questions

The Ward forum had asked for an update from the Development Board on a number of questions. It was suggested that responses could be linked to the FAQs document.

Action: Officers to prepare responses

2. Circulation of Board minutes

It had been asked whether Board minutes could be made available via the webpage sooner. This would be consistent with the publication of other CMBC minutes.

Action: Officers to arrange for minutes to be circulated in draft within 2 weeks of each meeting

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3. Town Hall Working Group

It was noted that a number of Town Council apologies had been received for the next Working Group meeting, and asked whether the Board wanted to nominate alternative attendees. It was noted that Town Council representatives would need to be nominated by the Town Council.

Date of next meeting:-

Tuesday 31st March 2015, 5 - 7pm Committee Room A, Todmorden Town Hall.