

Todmorden Town Centre Development Board

31st March 2015

Attendees:-

Councillor J Booth (Chair)	Claire Butler (<i>Project Manager, Corporate Projects</i>)
Councillor D O'Neill	Robin Summerfield (<i>Programme Manager, Corporate Projects</i>)
Councillor M Thompson	Andrew Pitts (<i>Head of Neighbourhoods</i>)
Councillor S Press	Robin Tuddenham (<i>Director, Communities</i>)
Councillor S Sweeney	

Welcome & apologies:-

Apologies were received from Councillor Batty, Councillor Caffrey, Councillor Hatfield, Councillor Rez, Joanne Gott and Ian Gray.

It was noted that this was Councillor O'Neill's last Board meeting. The Board gave a unanimous vote of thanks to Councillor O'Neill for all his contributions to the Board.

Todmorden Pride

Representatives from Todmorden Pride had been invited to attend the first part of the meeting. Additional attendees: David Storah, Peter Cockcroft, Ivor Dibble.

DS thanked the Board for the invitation to the meeting, and explained that Todmorden Pride wanted to work with the Board to help Todmorden to develop. Todmorden Pride has been involved in number of initiatives to develop the town centre, for example gateway sites, work done on the highway, giving contributions (both financially and in terms of time/resource) to Lever Street to prevent flooding, and work at Todmorden rail station and approach. DS explained that members of Todmorden Pride had raised various questions about the Board's development plans for Todmorden, and the Board invited him to go through these.

Questions

- 1) Has the Development Board considered approaching a hotel chain about coming to Todmorden? There is a lack of visitor accommodation in the area, and this would be helpful for weddings, events, tourism etc.

Action: Officers to discuss with CMBC's Director for Economy & Environment

- 2) Concerns had been raised regarding the availability of funding for Todmorden High School and the Community College.
Advised that education is not within the remit of the Board. No decisions have been taken regarding the future of the College.
- 3) What is happening with the ASDA site?
Cllr Sweeney explained that ASDA have submitted a planning application to demolish the buildings and clear the site. This is in the process of being validated. Todmorden Pride tabled a copy of an ASDA landscaping drawing. The Board were unable to comment on this, as they had not seen a copy previously
- 4) PC noted that the Town Hall has taken a turn for the better, thanks to the work of AP and his team.
Cllr Press advised that the recent scan & save event had been a real success, and that the HLF project was progressing well thanks to Daniel Jessop. A visit to Saltaire has been organised for the Working Group in April to share experiences and learn lessons
- 5) Todmorden Pride, Todmorden Town Council and Calderdale Council's Highways team had been involved in proposals to improve the look of the footpaths and the standard of street furniture. This seems to have come to a halt recently, are the proposals still going ahead?
RT stated that this would be followed up with the Council's Highways team with an update

Todmorden Town Centre Development Board

31st March 2015

provided to Todmorden Pride

Action: Officers to find out what is happening with the proposals and see how these can be progressed. Councillor Caffrey to be kept updated

- 6) It was understood that the Development Board had agreed to upload minutes to the webpage within 2 weeks of each meeting, but the minutes from February are not available yet – is this correct?

Some of the information discussed at the February Board meeting was commercially sensitive, and so a redacted set of minutes had been produced for publication. The redacted minutes had only just been approved by the Council's Legal officers, but should be uploaded to the webpage within the next couple of days. It was acknowledged that minutes would be uploaded more quickly in future.

- 7) The service of a Section 215 notice for the Halifax Road site was welcomed, but members of Todmorden Pride were concerned that the works stipulated in the notice did not go far enough to improve the appearance of the site. Todmorden Pride have put forward an alternative improvement scheme which would include space for landscaping/tree screening between the fence and the pavement, and would provide fencing to Stackhills Road and not just the Halifax Road frontage. The alternative scheme also includes a bund to provide temporary protection from the canal, which is leaking. Can this alternative scheme be implemented through CMBC's Section 215 notice instead?

RT advised that planning officers had already responded to Todmorden Pride to confirm the scope of the Section 215 notice. Board members acknowledged that despite the strict terms of the Section 215 notice, it may still be worth asking for better visual screening, e.g. planter boxes / temporary tree planting etc. CB noted that the Board had previously discussed using site hoardings / fencing to display photographs of Todmorden – would this be a possibility? The Board discussed this, but were concerned about the potential for the images to be vandalised.

Action: Officers to raise the Board's request for better visual screening with planning officers

Cllr Press queried the deadline for completion of the Section 215 works; CB confirmed that the deadline is early May 2015.

With regard to the canal leak, Todmorden Pride advised that the Canal and River Trust (CRT) had been contacted, but are waiting for an update from CMBC officers regarding towpath improvement works.

Actions: Officers to request an update from Peter Stubbs regarding the towpath improvement works; DS to provide photographs of the canal leak to AP; AP to raise at his next meeting with CRT

- 8) The Rose Street site has been broken into again, can the hoardings be taken down?

Action: Officers to raise the request with the Council's Corporate Asset and Facilities Management (CAFM) team

- 9) Concerns were raised regarding the proposed development of Rose Street, which Todmorden Pride members felt hadn't been done well and was not in line with the development brief.

Board members confirmed that the development brief related back to the procurement process carried out in 2012 which had been brought to a close due to insufficient market interest. The development brief was therefore no longer applicable.

2 offers had been received for the site, both of which had been fully considered at the February 2015 Todmorden Development Board meeting and a decision made based on what was felt to be the best proposal for the town centre now. The Board majority endorsed the McCarthy & Stone's proposal as it was seen as an enhancement of the quality of buildings in the town centre and support the local economy by increasing footfall in the town centre.

Todmorden Town Centre Development Board

31st March 2015

Serious concerns were raised about the impact that a retail development would have on the Todmorden Markets retail offering. It was noted that a similar McCarthy & Stone development in Hebden Bridge had brought economic benefit to the area.

Board members reported that the recent front page article in the Todmorden News misrepresented the actual position, and contained a number of inaccuracies that had not been clarified with the Council prior to publication.

It was confirmed that McCarthy & Stone's proposals had not yet been finalised, and would be negotiated by the Board and Council. In particular, it had been agreed at the last Todmorden Development Board meeting to discuss public realm improvements with McCarthy & Stone. There would be opportunity for members of the public to see the detailed proposals and make their comments at the planning stage.

It was confirmed that the site had not been openly marketed since the procurement process in 2012, however Cllr Sweeney advised that anyone can make an offer at any time, they are not excluded by the process. RT confirmed that the Cabinet decision to progress to the next stage following the offer from McCarthy & Stone was based on land value and economic benefit, weighed against the cost of a marketing exercise, and it would not offer value for money to re-market the site at this stage.

It was noted that the development of Rose Street has been debated for a number of years, in which time only 2 viable offers had been received. All members of the Board voted for the decision, although there was 1 abstention. Councillor O'Neill reported that general opinion in the town seemed to be "Thank goodness something is happening at last" and, speaking as a Town Councillor, he supported the McCarthy & Stone proposal.

10) What are the timescales for the McCarthy & Stone development?

Not yet known, to be discussed with McCarthy & Stone at the next stage of the process

The Board thanked David, Peter and Ivor for their attendance.

Agreement of minutes – 17th February 2015

Agreed.

Matters Arising

Confirmed that the 1-page investment summary had been uploaded to the Development Board's webpage, but was not yet available on Facebook or Twitter.

Action: CB to liaise with Amy Turner to publicise

All other actions were covered by the main agenda items.

Rose Street

Officers advised that dates for a site visit and meeting had been requested from McCarthy & Stone.

Action: Officers to circulate dates to the Board to check availability

Action: Officers to arrange for the Rose Street compound area to be cleared

Water Street

Consultation with businesses along Water Street had been carried out by the Highways team, and feedback was reviewed. Support for the pedestrianisation proposals was 50:50, with main concerns raised regarding access/deliveries, traffic flow and anti-social behaviour.

Highways had produced a report highlighting the key issues and suggesting the following as possible solutions:

- *Time limit restrictions on access for deliveries*

Todmorden Town Centre Development Board

31st March 2015

- *Creation of a turning head facility at the Dale Street Oxford Street junction for service and delivery vehicles (not articulated)*
- *Removing the one way restriction on the eastern section of Dale Street to let vehicles exit via Union Street South*
- *Imposing a weight restriction to restrict the area for large vehicles*
- *To close only the section of Water Street between Halifax Road and Dale Street (possibly making the remaining section of Water Street "One-Way"), negating the need for the turning head.*

The Board noted that Ward members had not been consulted on the proposals and asked for this to be fed back to Highways officers.

Action: Officers to feedback to Highways officers re. lack of Ward member consultation; Officers to circulate a copy of the consultation information distributed to businesses

In light of the update from the Planning & Highways Environment Team, the Board were asked to confirm if they wished to progress plans to pedestrianise Water Street. The Board confirmed that they remained supportive of the proposals; however felt that further consultation with businesses was required to ensure that they were aware of the Board's wider aspirations for the area.

Action: Officers to draw up options addressing the concerns raised above; Further consultation to be carried out in conjunction with the Neighbourhoods Co-ordinator

Todmorden Markets

Officers confirmed that the traders' group had not fully met since their presentation to the Board in January, and so there were no updates to report. Cllr Sweeney and Cllr Thompson confirmed that the Markets Working Group had been re-established to help support the market trader group.

Other sites

Officers provided the following updates:

Ormerod Site (ASDA)

- Planning application submitted to demolish the 3 buildings on the site (currently in the process of being validated). The detailed content of that scheme in terms of landscaping etc. will be discussed over the next few weeks.

Halifax Road / Hope Street

- The deadline for completion of the Section 215 Notice works is 5th May. Enforcement officers have met the owners on site and advised that they are progressing the required fencing works.

Cinderhill Mill

- Discussions ongoing with the landowner's agent. At the present time the landowner is not prepared to demolish the remaining buildings; 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.

Environment Agency flood programme

CB advised that she had attended an EA briefing session at Halifax Town Hall on Friday 27th March and noted the following key updates:

The first five schemes commenced in March 2015 and are being delivered by the EA and their appointed contractor, JBA Bentley. These schemes are:

- Shop Lock, Todmorden

Todmorden Town Centre Development Board

31st March 2015

- Bacup Road, Todmorden
- Gauxholme Overflow, Todmorden
- Nutclough, Hebden Bridge
- Pin Hill Lane, Midgley

A further seven schemes are in the pipeline but need to be approved before works can start. These schemes are:

- Erringden Hillside, Hebden Bridge
- Rochdale Canal & Tributaries, Todmorden
- Cross Lee Rd, Todmorden
- A646 Burnley Rd, Todmorden
- A646 Burnt Acres Wood, Eastwood
- Jumble Hole Clough, Eastwood
- Woodland View, Eastwood

Planned timescales for the next phase of schemes should be known in the next 3 months. Separately, the EA is progressing outline designs for the Hebden Bridge and Mytholmroyd Flood Alleviation Schemes.

CMBC have pledged £1m to date for the flood programme, which has been focussed on flood reduction schemes.

Specific updates regarding the Todmorden flood reduction schemes were provided as follows:

Shop Lock

Scheme to divert flood water into the lower area of the canal. Works started on 2nd March 2015 and are due to be completed after Easter 2015.

Bacup Road

Scheme to divert all surface water into Midgelden Brook, with works to include improving existing drains and installing additional drainage. Works are due to start w/c 30th March 2015 and will continue into September / October 2015. Traffic management will be in place during the works. A site office and compound will be established at Frith Mill, where information about the scheme will be available to view.

Gauxholme Overflow (Walsden water overflow)

Scheme to direct water away from the canal "pinch point" into an attenuation area. Works are provisionally due to start early Summer 2015, and anticipated to take 6 months to complete.

Centre Vale Park

Work started again last week (w/c 23rd March 2015) and is anticipated to take 4 weeks to complete. The stakeholder group has been kept informed. On completion of the works, the EA will produce a pack of information to help to maintain the installed drainage systems. This will include the location of drains, weight loadings etc. and recommended maintenance.

Action: AP to query maintenance responsibility at his next meeting with the EA

It was noted that, during the course of its works in CVP, the EA has also identified some issues with the hillside to the south of the park (blocked drains, springs etc.) and will report separately to CMBC on this.

The EA are planning regular communication with affected businesses and residents during the

Todmorden Town Centre Development Board

31st March 2015

works. Communication will be via a combination of letter drops, drop-in sessions, EA website, information in local libraries and/or community centres

Flood groups will be looking to get more people involved as the programme progresses (for example, the Todmorden Flood Group will be stocking 2 flood containers in May with essential flood equipment, which will provide an opportunity to invite more volunteers to get involved).

More flooding information is available via the Council's website (<http://www.calderdale.gov.uk/environment/flooding/future.html>). The Flood Groups have also developed their own website ("EyeonCalderdale") which is due to be launched shortly, and will provide further help and guidance for residents in the event of a flood event.

Councillor Booth gave her apologies and left the meeting after this item, handing over to Councillor O'Neill as Chair

Town Hall updates

1. Working Group priorities

AP explained that the Working Group had used the feedback from the stakeholder event on 31st January 2015 to produce a list of priority projects for the Town Hall. These ranged in value from £500 to £20,000. AP noted that Cabinet in December 2013 had approved the allocation of up to £70,000 for the replacement lift works, but actual costs had come in significantly below this (£45,000). AP therefore asked the Board to consider allocating the remaining £25,000 for the identified Town Hall priority projects. The request was unanimously agreed by the Board.

Action: AP to submit formal request to Cabinet for the allocation of the remaining £25,000 to the identified Town Hall priority projects

Councillor O'Neill reminded the Board that all works in the Town Hall are subject to English Heritage approval. AP confirmed that English Heritage will be consulted on all proposals. Cllr Sweeney advised that he had received a number of positive comments about the statue restoration works.

Centre Vale Park

AP reported that there had been significant success with the bowling pavilion, which has been transformed with the support of the bowlers' group. This is an excellent example of the community working in partnership with the Council to deliver local schemes. A local plumber has even been able to sort out the longstanding issues with the toilets!

As a result of the improvement works, the 6 bowling clubs are working very well together, and the works have attracted 2 other bowling clubs to the group.

Unfortunately the bandstand is a different story, and will cost at least £25k to restore. The Board suggested that Todmorden Town Council may be able to support this.

Action: AP to submit a request to Todmorden Town Council

AOB

1. Tod Ward Forum

CB advised that Todmorden ward forum have asked for a Development Board update to be a standing agenda item. The next Todmorden ward forum is on 9th June 2015.

Action: Officers to table draft updates for comment at the next Board meeting

2. Todmorden Town Council minutes

Councillor O'Neill reported that it was stated in a report to the Town Council that Todmorden Pride

Todmorden Town Centre Development Board

31st March 2015

had been invited to provide a representative for the Development Board. It was confirmed that there are no plans to change the membership of the Development Board.

Date of next meeting:-

Tuesday 12th May 2015, 5 - 7pm Committee Room A, Todmorden Town Hall.