

**MEETING of the TOWN COUNCIL
held WEDNESDAY 17TH MARCH at
REMOTE MEETING**

MINUTES

PRESENT Councillors; Stevens (Chair), Bampton Smith, Boggis, Courtney, Fenton, Fraser, Freeth, Guilfoyle, Harvey, Hodgins, Hoyle, Needham, Patient, Stow, Wood & Young.

Town Clerk – Jason Boom

Minutes by Deputy Town Clerk – Emma Green

Members of the public – Myra James & Anthony Rae for minute 371 only.

400. PUBLIC QUESTION TIME.

Question to Hebden Royd Town Council from Myra James.

Last week, with no warning, a large number of trees was felled on the Mytholm Works (aka Brown's) site. The work is taking place on the part of the site that is owned by Belmont Homes, and that area is now completely flattened. I am informed that work is currently underway to move the watercourse so it does not pass under the area where building is to take place. Keith Grady, the Calderdale Council tree officer, was informed and visited promptly. He confirmed that the trees felled were not protected and were relatively new growth. Planning officer Paul Copeland told us that the planning permission for a supermarket and hotel, granted in December 2013, which we believed to have expired in 2016, had been implemented by way of construction of some kerbing for an agreed access road and that as a result the planning permission has been extended indefinitely. However, there is also the possibility that the land is being prepared for submission of a new planning application.

The flood risk designation of the site has been changed recently so that it is now flood zone 3B, a functional floodplain, as has been confirmed by the Environment Agency. Under this designation, development cannot take place. Our understanding from the planning officer is that because that designation was put in place after the planning permission was granted it cannot prevent work carried out in pursuance of that permission. Should the developers wish to proceed with an application for a different development, eg housing, it is our assumption that they would need to negotiate with Calderdale Council and the Environment Agency a change to the current flood zone designation.

I am sure that councillors are well aware of the extent of the flooding at this site in December 2015 and February 2020. Local people, unsurprisingly, are very concerned not only about the feasibility of any development there but the issue of what is to happen to displaced water at the time of the next major flooding event, should a supermarket or anything else be constructed there.

I would like to hear councillors' responses to these matters. I also request that the council makes urgent enquiries with Calderdale Council to clarify the planning issues that arise, to assess the likelihood that the flood zone designation can be changed and if possible to ascertain the landowner's intentions for the site. Will councillors also please ensure that their response to the draft Neighbourhood Plan includes specific reference to this important gateway site and the tests and criteria they would expect to see applied to any future planning permission. These might include: traffic impact in light of the Hebden Bridge air quality management area; the need for highway works that include provision of a pavement on the south side of the A646; sustainable drainage; environmental gain; and design quality. In this context please see para.7.9 on page 36 of the draft plan.

Following a short discussion, the Deputy Clerk commented as follows on behalf of the Neighbourhood Planning Committee.

The neighbourhood plan process gave extensive consideration to the Brown's site, starting with discussion with both Calderdale Council strategic planning officers, and the Environment Agency, about what was the status of the site, both in terms of existing planning permissions and its flood zone designation. Eventually Calderdale confirmed that the 2012 planning permission for a hotel and supermarket had been confirmed as 'underway', and therefore extant, but in January 2021 the EA reaffirmed their understanding the site had been designated flood zone 3b 'functional floodplain' and therefore unavailable for development. In 2020 conversations were had with representatives of both owners to establish what were their intentions. If they don't want to proceed with the existing permission, or if any supplementary measures to the existing permission are required, a new application would have to be submitted which presumably the EA would block unless they can be satisfied that the flood risk has been appropriately mitigated.

Having properly explored these issues in its process the NP then needed to set out a position about the site, which is by far the largest brownfield flat site in the valley bottom. As a spatial plan it's required by NPPF to provide a positive framework for owners/developers for the development of their sites. In view of the above complexities the NP has had to identify two potential future courses of action, as described in paragraph 7.9 on page 36. If development cannot proceed because the zone 3b designation prevails then Policy 28ii on page 64 says that it could be considered for environmental improvement, and an area of interest statement prepared. On the other hand, if development were to be possible, then the NP starts from the position of identifying a range of possible uses: '... a number of uses could be considered for the site, including residential, business and mixed uses, but always with the expectation that, as an important 'Gateway' location, new development must be of a high quality.' In this circumstance, a Key Site policy statement would be prepared.

By the time the NP consultation closes in 3 weeks we may have heard from both site owners as to what their views are on the neighbourhood plan's proposed approach.

The questioner was satisfied with this response.

401. APOLOGIES FOR ABSENCE.

There were no apologies for absence.

402. MEMBERS' INTERESTS' RELATING TO AGENDA ITEMS.

To receive and note interests relating to the agenda.

4a - Cllr Young and Cllr Fenton as shareholders of the Fox and Goose

4b - Cllr Boggis and Cllr Patient - Cllr Boggis as the applicant will leave the meeting for this item

7c – Cllr Needham and Cllr Fraser as trustees of HBCA

403. PLANNING APPLICATIONS

a. **Application 21/00134/FUL** at Fox and Goose Inn, 9 Heptonstall Road, Hebden Bridge, HX7 6AZ for Pergola to existing outdoor seating area (West End).

It was moved by Cllr Harvey

Seconded by Cllr Needham and

RESOLVED: NO OBJECTION on the condition that any cover to the structure is temporary.

Cllr Boggis left the meeting

b. **Application 18/01046/FUL** at Back 5 George Street, Mytholmroyd, HX7 5DT for Demolition of existing buildings to facilitate construction of four dwellings and rear extension to 3 Back George Street (Cragg Vale).

Its was moved by Cllr Young

Seconded by Cllr Wood and

RESOLVED: NO OBJECTION subject to EA approval

Cllr Boggis returned to the meeting

c. **Application 21/00159/HSE** at 2 Brookside, Hebden Bridge, HX7 6DR for Loft conversion with rear dormer (West End).

It was moved by Cllr Needham

Seconded by Cllr Harvey and

RESOLVED: RECOMMEND REFUSAL on grounds of overdevelopment of the site.

d. **Application 20/01343/FUL** at Cragg Vale Junior And Infants School, Blackstone Edge Road, Cragg Vale, HX7 5TG for Residential conversion of former school to 6 no. live/work dwellings (Cragg Vale).

It was moved by Cllr Wood

Seconded by Cllr Stevens and

RESOLVED: NO OBJECTION. The council would like to see robust control over site management to mitigate danger to traffic on Cragg Road during the development phase given the location and gradient of the site

It was moved by Cllr Stevens

Seconded by Cllr Young and

RESOLVED: that the recommendations on the above planning applications are sent to the Environmental Services Department, Calderdale MBC. When the Chair or Deputy Chair cannot attend, Ward members be authorised to represent the view of Hebden Royd Town Council at meetings of the Planning Committee at Calderdale MBC.

404. APPLICATIONS FOR PLANNING PERMISSION GRANTED BY CALDERDALE MBC

It was moved by Cllr Stevens

Seconded by Cllr Young and

RESOLVED: To note the information

405. HRTC & HBPH PAYMENT & RECEIPT SCHEDULE

It was moved by Cllr Stevens

Seconded by Cllr Young and

RESOLVED: to authorise payments totalling £6,753.34 (enc)

406. COMMUNICATIONS FROM THE TOWN MAYOR AND THE CLERK.

To receive and decide actions on communications.

a) Todmorden Food Bank	Thank You
b) YLCA	White Rose Update 22.2.21
c) HBCA	Town Hall Facilities
d) Natural Flood Management	Common Bank Wood
e) YLCA	Training Bulletin
f) CMBC	Appeals Notification
g) Royd Regeneration	Brierley Fields Wetlands
h) HB Partnership	New Community Facilities
i) HB Walkers Action	Annual Report
j) YLCA	White Rose Update 5.2.21
k) Mytholmroyd Station	Update on Activity
l) YLCA	Training Programme

In respect of a), b), c), e), g), h), i), j), k), l)

It was moved by Cllr Stevens

Seconded by Cllr young and

RESOLVED: Note the information

In respect of d)

It was moved by Cllr Patient

Seconded by Cllr Stevens

RESOLVED: to refer this item to the Climate Emergency Committee for it to consider how it might be able to further educate members of the public on natural flood management and its methods.

In respect of f)

Moved By Cllr Patient

Seconded by Cllr Hoyle and

RESOLVED: to write a letter of non-support, highlighting the concern about any further or continued building on that site.

407. MAYOR'S REPORT/DEPUTY MAYOR'S REPORT

It was moved by Cllr Stevens

Seconded by Cllr Young and

RESOLVED: to note the activities of the Mayor.

408. MINUTES OF THE TOWN COUNCIL held 24th February 2021

It was moved by Cllr Stevens

Seconded by Cllr Young and

RESOLVED: To approve the minutes as a correct record.

409. MINUTES OF THE STAFFING COMMITTEE held 3rd March 2021

It was moved by Cllr Stevens

Seconded by Cllr Stevens and

RESOLVED: to endorse recommendations and approve the minutes as a correct record.

410. MINUTES OF THE TWINNING COMMITTEE held 8th March 2021

It was moved by Cllr Freeth

Seconded by Cllr Stevens and

RESOLVED: to receive minutes for information.

411. MINUTES OF THE PICTURE HOUSE held 15th March 2021

It was moved by Cllr Stow

Seconded by Cllr Needham and

RESOLVED: to receive minutes for information and note the use of the transferred of funds.

412. DELEGATED POWERS

It was moved by Cllr Stevens

Seconded by Cllr Needham and

RESOLVED: To adopt the consider revised powers for 2021/22.

413. COUNCIL MEETING ARRANGEMENTS

The council meeting arrangements, specifically remote meetings, as agreed on the 23rd September 2020 by HRTC Full Council in line with restrictions associated with the Covid 19 Pandemic, were considered in line with new legislation and guidance. The council noted the clerks report and will consider this item further as new guidance is received.

414. SERVICE TO THE COMMUNITY/YOUNG PERSONS AWARD

No further nominations were received at this time. Consideration should now be given to how those awarded might be recognised.

It was moved by Cllr Courtney and

Seconded by Cllr Needham and

RESOLVED: to ask the young people how the Town Council might appropriately mark an award to all the young people of Hebden Royd.

415. REPRESENTATIVES TO OUTSIDE BODIES

Cllr Stevens updated that she had attended the Old Peoples Welfare committee and they are considering how they can continue to work with Calder Community Cares. Cllr Stevens advised them of the charity challenge.

The meeting finished at 20.55

Payment and Receipt Schedule
17th March 2021

Hebden Royd Town Council

Item no:	Payee	Details	Amount	Cost Centre	Payment Method
Accounts to be Paid					
a	Dringtech	IT Support	105.00	IT	Bacs
b	Carolyn Warren	Accounts Support	140.00	Office	Bacs
c	ICO	Data Protection Fee	40.00	Office	Bacs
d	YLCA	Training	15.00	Training	Bacs
e	CMBC	Festive Lights - HB	2,298.52	Festive Lights	Bacs
f	CMBC	Festive Lights- Mytholmroyd	1,009.80	Festive Lights	Bacs
g	Treesponsibility	High Hirst Hedges	1,175.44	Climate Emer	Bacs
			<u>4,783.76</u>		

Hebden Bridge Picture House

Item no:	Payee	Details	Amount	Cost Centre	Payment Method
Accounts to be Paid					
a	SSE	Gas	999.58	Utilities	Bacs
b	SSE	Electric	326.91	Utilities	Bacs
c	FCC	Duty of Care	64.80	Waste	Bacs
d	FCC	Recycling & waste	578.29	Waster	Bacs
			<u>1,969.58</u>		

Authorised by

Councillor	Councillor	Clerk
		Date