

# **TODMORDEN PRIDE PARTNERSHIP BOARD**

## **Minutes of Meeting 8<sup>th</sup> March 2005 The Old Hall, Todmorden**

### **Attended by:**

James Gregory (Chair)  
Steve Williams  
Eddie Goddard  
Alan Darwin  
Jennifer Jackson  
Cllr Dorothy Jordan  
Cllr Myra Townley  
Cllr Clare Townley  
Cllr Michael Taylor  
Mary Clear  
Anne Lee  
Cynthia Murray  
John Bates  
Alan Pergussey  
David Storah  
Ed Collins  
Gareth Brooks

### **In Attendance:**

Adrian Rose  
Anne Holdsworth  
Clare Madders

### **Apologies:**

Wendy Brough  
Sheila Tordoff  
Jack Taylor  
Linda Young  
Peter Cockroft  
Francis Boocock  
Chris Edwards  
Kelsang Tsalden

### **1. Welcome and Apologies**

The chair welcomed Steve Williams and Eddie Goddard from the Environment Agency (EA).

### **2. Minutes of last meeting**

The minutes from the previous meeting (30.11.04) were agreed as a correct record.

### **3. Matters arising**

3.1 St Mary's railings – these should have been painted 'Todmorden Green'. The contractors will rectify this as soon as is possible.

3.2 MTI conference (11<sup>th</sup> March) – some board members had received an invite but would be unable to attend. It was asked if anyone else could attend.

3.3 Jack Taylor had asked for his thanks to be passed on to Todmorden Pride in regard to their support over the tourist information centre.

### **4. Flood Alleviation Scheme Update**

Presentation by Steve Williams, Project Executive for Todmorden Flood Alleviation Scheme, Environment Agency. Apologies were given that Innes Thomson had been unable to attend.

The main points given in the presentation (copy attached) were:

- Flood risk will change to 1 in 25 year level – currently at 1 in 5 year level in some places.
- The area opposite Safeway is one of lowest places that is subject to flooding.
- There is approximately a £5m contract for each phase of the scheme (five phases in total).
- The Environment Agency (EA) are a public agency and therefore high emphasis is placed on both value for money and working with community groups.
- Next PR event will be the opening of new/improved children's playground in June 2005.

Following the presentation, questions from the board were put to the environment agency representatives:

- Concern was raised over the works on Burnley Road in regard to redirection of the gas main.  
This is in the hands of Transco and the Environment Agency are feeding all such concerns back to them. It was also noted that Transco update phone line is not being answered.
- Clarification of the Safeway part of the scheme was requested. The delivery and main access will be moved further upstream. Creating a new access could be real opportunity to enhance this gateway to the town. This is part of phase 3, to be undertaken 2/3 years from now.  
It was noted that Tod Pride had originally had plans for landscaping this area under MTI, but this funding is no longer available. As such it is hoped that the Environment Agency and Safeway can work together to make this area more attractive, but with consultation with the Todmorden Pride board.
- An update on the current situation in regard to Patmos was requested.  
The EA are designing the improvement works and are looking to draw up legal agreements with the owners of the properties. **Agreed that** a more detailed update on the latest position be sent to Todmorden Pride.  
It was noted that the Board had previously provisionally approved an imaginative/aesthetically pleasant scheme for this area. More recently Anne Holdsworth & Alan Pergussey (town artist) have talked with the EA landscape architect on ideas for area.  
The EA stated that it is complicated to open out this area from a flooding perspective.
- Centre Vale Park. Concern was raised as to how much actual enhancement there will be to the park once it is returned for town use (after a loss of the park for 18 months). Concern, as has been raised at previous meetings, that enhancement is important so that the park doesn't look worse with obvious engineered structured banks and basins.  
The EA are not keen on much planting on the embankment as it is an engineering structure and this could cause problems. There is the potential for wild flowers on the bank and additional planting elsewhere in the park.  
£130,000 is being spent on the new children's playground and land draining

improvements. This is still being discussed and the EA will work with Calderdale MBC to minimise the impact of the embankment.

The Chair thanked both Steve Williams and Eddie Goddard of the Environment Agency for their update.

## **5. West Yorkshire Investment Plan (WYIP)**

### **5.1 Acquisitions**

37-39 Rochdale Road (former Sonarga restaurant) is currently being purchased by CMBC with the assistance of funding from Yorkshire Forward; through the WYIP. It is being purchased with a view to demolition, in line with the viewpoint of Todmorden Pride to improve the public realm on a gateway into the town centre and open up the vista along the canal. Conservation Area consent will be required for demolition, as it is within Todmorden conservation area. A strong justification, including a detailed end use enhancement scheme, will therefore be necessary to obtain consent. There is a limited budget, again through the WYIP, for demolition and enhancement. Therefore looking to extend the current Fielden Wharf development but incorporating work of the town artist, etc to provide additional enhancement.

The views of the Board were requested and **it was agreed that:**

\* Consideration should be given to the idea of a Stepped/Tiered development – to provide a better visual link, enable views from the road and be more open to help decrease vandalism.

\* The Board would like to see the John Fielden statue (currently in Centre Vale park) back in the centre of town; and that this site be considered as a potential site for its relocation as it may assist in showing ‘enhancement’ to help obtain conservation area consent.

### **5.2 Halifax Road scheme update**

Primary access to external funding to acquire properties in the Halifax Road area will again be through WYIP, as part of the Upper Calder Valley Renaissance. It was resolved at the last Todmorden Pride meeting to acquire these properties for business use. Update since last meeting:

- A CMBC report is to go to the leadership meeting, which is held after cabinet, on 21<sup>st</sup> March. This is to answer any questions before going to the next cabinet meeting. The report in regard to potential Compulsory Purchase Orders is taking longer but is being progressed.
- Poly hi solidur have opportunity to move elsewhere if receive retail value from Lidl. This retail application has been opposed by CMBC and therefore Poly hi solidur are looking to see if they could expand near current site instead by developing a new factory on adjoining land and releasing their current site for development.
- First Bus have been informed that the site is not really suitable for their needs. However, new buses are arriving Summer '05 and if in the long-term a local site can't be found this will affect services. CMBC are meeting with them today and TPPB will be kept updated on progress.
- Still awaiting a response from Esso in regard to intention to sell.

Cllr Taylor informed the Board that he had received a letter from Lidl regarding their plans for Todmorden. Cllr Taylor has not spoken with them yet.

It was noted that there is unlikely to be the market for both Netto and Lidl and that supermarkets need to prove the retail capacity. Netto have now bought in the town by purchasing the Kwik Save, which is closing on 17<sup>th</sup> March.

The Primary Care Trust, owners of the Abraham Ormerod building are currently re-considering whether they might need the site. Therefore, at least for the short-term, the situation is unlikely to change here and the building will remain in its current state.

**It was agreed** that Regeneration section at CMBC be contacted in regard to potential for a Section 215 on this site. This is a notice that can be served on the owner of untidy land or buildings.

### **5.3 Walsden**

This is also included in WYIP, to obtain funding to acquire the weaving sheds, demolish them and create a 'heart' for Walsden. Funding from the WYIP gives some flexibility to create a district centre.

David Storah declared an interest, acting as architect for Mr Power (owner of the weaving sheds).

An update in regard to potential plans for Walsden was given:

- Mr Power has stated that he is running a business from the premises and therefore the value of the property would not be enough to continue this business elsewhere. CMBC are meeting with David Storah next week to hopefully move forward and see if a redevelopment scheme can be progressed on this site.
- There are two major planning issues concerned with any change on this site:
  - Listed building – therefore will be issue re demolition.
  - Allocated for employment use - therefore no argument to release for housing.
- Regeneration officers recently met Mr O' Brien, owner of the multi-storey mill. The mill needs considerable investment to upgrade, install new windows, etc. It is currently being partly used as a storage company but could be made much more attractive and viable, with potential for the library and other local commercial and social uses.

The mill is currently being considered for a grant through the Todmorden Pride Business Development Grant scheme.
- Separate dialogue has started with both owners and CMBC are looking for a way forward that is acceptable to all parties.
- The 'Power Mill Group' are a local group who have ideas for social enterprise activities in the weaving sheds. The Council have therefore asked the group to show they have the owners support and have a viable business plan. The group feels Todmorden Pride and the UCVR are not representative of Walsden. The group will be able to be involved in any ideas for Walsden as part of involving the wider community of Walsden.

- Environment Agency works in Walsden. The worst case option would be to take down part of the weaving sheds, undertake the necessary environmental works and rebuild the mill as near to as it was before. CMBC will be looking to see if they can work with the Environment Agency for a more practical use of their funding.

*Cllr Michael Taylor and Cllr Clare Townley left the meeting.*

## **6. Town Artist Update**

Todmorden town artist Alan Pergusey provided an update on recent activities: Appointed September '04 and market stall in October '04 to inform on ideas for inclusion of artwork in the town and to undertake a questionnaire on important themes and places in the town. This led to various different art work proposals of which four are being progressed:

1. Fish Sculptures on Gabian Wall at Fielden Wharf.

These are to be two metres long and made of stainless steel. This is currently in for planning permission and an example fish is currently on the wall if people want to see the prototype. Also working with Tod in Bloom on complementary flowers/planting, as waves.

2. Light Projection Project. This project was undertaken in January '05 over a two week period. A projection was beamed on to the frontage of the Kwik Save building from an upstairs room at the Acorn Centre; as an unusual way of showing art work. This project, which portrayed images from around the town, was undertaken in conjunction with some of the students from the local art college.

3. Plaque Trail. An example of the frame was shown to the Board. The frames are to be cast by Weir Warman in stainless steel and their design is based on the town being at the centre of three valleys.

Many different groups were invited along to two workshops, held at St Mary's church, to design their own plaques out of clay. This was very popular and so far 20 have been made with an additional 5 – 10 expected. These will be cast in bronze or gun metal and inserted into the frames. The plaques will be at a variety of locations throughout the town, located relevant to what they are representing. An interpretive leaflet will be produced to accompany the trail.

**It was requested that** members of Todmorden Pride might wish to create a plaque. Members of the Board should contact Anne Holdsworth in this regard.

4. Seat with mosaic paving. This is likely to be located at the place were the market stall was hired. This area is the focal/meeting point within the town centre for young people and as such it is hoped they will be involved in the development of this artwork. The town council have also been in discussion with the artist about this project.

The town artist has also been working with the Environment Agency, who are using the plaque frame shape for their logo in the town. Discussion are being undertaken in regard to potential art works on the wall outside Safeway and also including panels for artwork on the works being undertaken near Tipside.

## **7. Todmorden & Walsden Action Plan**

Workshops for the Todmorden & Walsden Action Plan (2005-2010) were held on 18<sup>th</sup>-27<sup>th</sup> January 2005. Most of the workshops had both an afternoon and evening session. Unfortunately the workshops were not well attended with only a handful of people at each event. Those who did attend provided useful viewpoints and all the comments and issues identified at the workshops were put into one document (copies distributed).

The draft action plan will be prepared in conjunction with members of Tod Pride and then brought to the whole Board for consultation. It is intended that the first draft of the action plan to be ready around June/July 2005.

If any board members have any particular questions on the workshop information please contact Clare Madders.

## **8. A.O.B.**

### 8.1 U.C.V.R. Steering Group Representative.

Chris Edwards attends as representative for Walsden but a representative for Todmorden is also needed to attend the bi-monthly meetings. **Agreed that Gareth Brooks be Todmorden representative on UCVR Steering Group.**

### 8.2 N R A Update.

Copies of the Neighbourhood Renewal Assessment newsletter were handed out. This newsletter has been distributed to all residents within the study area (see map inside newsletter).

As is stated in the newsletter, this is a major 5-year programme that will begin with various surveys in the study area – house condition survey, resident survey, landlord survey and business survey. The scheme includes environment/street scene issues but is focused on housing issues, both internal and external.

Two neighbourhood planning days are being held for residents and businesses within the study area. These are on 16<sup>th</sup> March and 22<sup>nd</sup> March from 2pm – 7.30pm at Todmorden Community College.

8.3 Town centre parking. It was noted that this is getting increasingly difficult and that although historically Todmorden has had more town centre parking than the rest of the valley this has deteriorated within the last 6 months.

A significant number of additional trains are now starting and ending in Todmorden and, although this is an improvement to the train service, more commuters are parking in Todmorden in order to get on at the start of the train line to Manchester. Additionally there has been considerable development of town centre apartments, which do not require car parking to receive planning consent.

**Agreed to** contact the owners of the station car park to see if the car parking provision at the station could be extended (it is believed land is available beyond the current car park).

## **9. Date of next meeting**

**Thursday 28<sup>th</sup> April at 6.30pm** at The Old Hall, Todmorden (not Tues 12<sup>th</sup> April).