



# Blackshaw Parish Council

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## **Draft Minutes of Blackshaw Parish Council Meeting**

held at 7.30pm on **Monday 25<sup>th</sup> July 2022 at Blackshawhead Methodist Church.**

**Attendance: Cllrs Grayde Bowen, Caroline Tiler-Ansell, Carol King, Keith Lomax, and three members of the public**

1. To accept apologies previously notified to the Clerk:

Cllr Linda Patterson, Cllr Helen Lacey, Cllr Rachel Churchill, Catherine Bann (clerk)

1a. In the absence of the PC chair and deputy chair, and in the absence of the clerk, the following stood in: Cllr Bowen to chair Cllr Lomax to take draft minutes

1b. Items 6 and 8 moved to be taken after item 11

2. To receive declarations of interest in items on the agenda: None

3. To confirm the minutes of the Parish Council Meeting held on 27<sup>th</sup> June 2022, agreed

4. To receive information on matters arising from the Parish Council Meeting held on 27<sup>th</sup> June – nothing.

5. Matters relating to climate change mitigation with Cllr Patient: Given the shortage of councillors attending today in agreement with Cllr Patient the item was adjourned with Cllr Patient booked for 26 September 2022

6. Noted the report from the Allotment Committee site liaison visit and before discussing issues arising it was indicated that this matter would be discussed following a decision to exclude the public. Before doing so the plot holder of Plot 1 said she wished to address council. She noted she had had an allotment for many years, was involved in setting up the allotments and likes having it. She is concerned that the plot is being considered as not 'up to standard' and doesn't believe this to be the case. A report was submitted to all plot holders that plot didn't meet the tenancy criteria. Some comments were subjective rather than objective. She was away when inspection took place. She said a number of the group find the inspections quite intimidating. She had analysed the crops and veg in a sheet that has been submitted to the PC. Plot 1 is at the end and is shaded in the morning. Has dug a pond with help, which is successful. She said there was a range of veg including comfrey. She welcomed people to have a look.

Before moving on to consider item 5 further, it was agreed to exclude the public.

In camera:

Discussed report of inspection of the allotments, the council taking into account the representations from the plot holder of Plot 1: Regarding Plot 1: The cultivation use had been calculated in detail with measurements. The fact is it is under-cultivated and this followed a formal improvement letter last year in accordance with the procedures. There is a waiting list and action needs to be taken to ensure plots are cultivated according to the tenancy agreement and for new tenants to take over.

It was agreed to continue with the formal procedure and serve a second 'improvement letter' in accordance with the procedure, pointing out to the tenant that:

Any plot holder whose plot fails the annual inspection and is issued an improvement letter on two consecutive years, can on the following year be subject to a termination notice immediately without recourse to improvement requirements, although the right to appeal will remain.

Having regard to the current procedure, it was unanimously agreed that this means that a plot holder can be in breach of the tenancy agreement for between 2 and 3 years before being subject to

an immediate termination notice, and this period is too long. It was agreed to amend the procedures such that a plot holder who fails the annual inspection and has been issued with an improvement letter can on the following year be subject to a termination notice (removing the requirement for a second year improvement letter). This is to be put to the Allotment Committee when it meets in October 2022.

Re: Plot 7 , an attempt had been made by the PC deputy chair to discuss the problems with this plot with the plot holder given that it is not being cultivated at the level required by the tenancy agreement having been in the tenant's hands for 15 months. It was intended to discuss what the difficulties were and to consider what assistance may be given, this plot being a notoriously difficult one to cultivate. Unfortunately there was some mis-understanding and it was not possible to have a constructive discussion. Cllr Lomax agreed to communicate with the plot holder by email, as this method of communication had been requested by the plot holder.

7. To discuss proposed changes to 'rural exception sites' policy in the draft Local Plan:  
Cllr Lomax had attended the Joint Neighbourhood Planning Cttee, on 4 July and reported that the main issue was that consultation on major modifications to the Neighbourhood Plan was current (from July to September) and that there were significant amendments proposed to the Rural Exception Sites which is relevant to Blackshaw Parish. Wording such as 'where appropriate' was proposed which watered down the draft plan. Anthony Rae had circulated a report on this and it was agreed to consider this further on the next PC meeting.

#### 8. Discussed Colden Early Years Support

Before moving on to consider item 8 further, it was agreed to exclude the public.

##### In camera:

The matter was considered sensitive as it involved staff at Colden Nursery and potential redundancies.

The history of the nursery was discussed, and noted that the charity trustees were going to cease running the nursery as it had become unviable but that a transfer to the school was being worked on, the viability being much improved if run by the school. The school was very much in favour. It was recognised that the nursery was an important facility for the community and also important for the school and ongoing intake of children. The land is held by the charity. The building had been bought by various contributions and had been used by the school for a classroom and by the nursery including the outside area.. Discussions are ongoing this week but if no transfer agreement is reached this week the charity intends to close the nursery and it will not re-open in September.

Calderdale Councillor Courtney has been requested to intervene, therefore it appeared of little benefit for the PC to do so. However, the charity trustees had raised whether Blackshaw PC could take over from the current (3) trustees as sole trustee of the charity. This would enable continued existence of the charity, enabling Calderdale to have an ongoing relationship with the charity and could rescue the facility in the event that agreement is not reached in the next few days.

**It was proposed that the PC consider becoming sole trustee of the charity, and that this be an agenda item for an Emergency PC Meeting to be held on 8 August 2022.**

Given Covid issues affecting councillor attendance in person, a hybrid meeting is proposed. Given the lack of signal at the Chapel the meeting can take place elsewhere. Cllr Tiler-Ansell and Cllr Lomax offered to host this meeting to enable a remote platform.

9. To discuss the government scheme for voucher funding for slow broadband areas :  
Adjourned to next meeting.

#### 10. To consider planning related matters:-

10.1. Information on previous planning applications: None

10.2. Planning Enforcement Issues: Any update - None

### **10.3. New planning applications -**

**10.3.1.** 22/00638/FUL | Construction of Farm Worker's Dwelling, retention of Poly-tunnel, farm store and office, domestic store, extension to poly-tunnel and PV solar array, access track and parking area. | Strines Wood New Road Blackshaw Head Hebden Bridge HX7 7HR

The applicant attended the meeting and two objectors (both from the adjacent property) attended. The applicant offered to answer questions and address concerns. One of the objectors set out their objections to the application and the applicant responded. Due to repeated interruptions and heated interjections, the chair pointed out that members of the public may be required to leave the meeting. Arguments mainly concerned points already posted on the planning portal. Following extensive contribution it was proposed (Cllr Lomax) and seconded (Cllr Tiler-Ansell) that the PC make no comment. This was voted upon, 2 in favour and 2 against. A proposal was then made (Cllr Bowen) and seconded (Cllr King) that the PC objects. This was voted upon, 2 in favour and 2 against. It was decided that the council was unable to reach a decision.

**10.3.2.** 22/00677/FUL | Demolition of former Woodman Inn and construction of six dwellings. | Woodman Inn Halifax Road Todmorden Calderdale HX7 6PH

Cllr Lomax proposed conditions of solar panels, seconded. Agreed unanimously to support the application but with a condition to be imposed that solar panels are installed on the roof areas and with an expression of some concern as to alleviation of flood risk

**10.3.3.** 22/00514/HSE | Erection of part two storey, part single side/rear extension and installation of rooflights. | New Laithe Farm Staups Lane Todmorden Calderdale OL14 8RR

Decided to make no comment, the application being short of sufficient information.

### **11. To consider matters relating to highways, bridleways and footpaths:**

**11.1.** To discuss the consultation on traffic orders including Davey Lane and Church Lane. It was submitted that proposal for double yellow lines each side of the Davy Lane junction will open the road with no obstructions at all and increase speeds through the village. At peak times, people driving sometimes at 50 mph. Obstructions slow down the traffic. Other views were expressed regarding the visibility when driving out from Davy Lane and serious danger caused by speeding vehicles. Physical constrictions would be the only effective solution.

**11.2.** To note the Speed Indicator Session result on Badger Lane. A member of the public questioned what the report on speed on Badger Lane had said. Cllr Lomax answered as to the statistics from memory that showed about 16% of vehicles were travelling in excess of 38 mph (in fact the survey showed 15% travelling over 34 mph, the average speed being 29.3 mph).

**11.3.** Any further update from Highways regarding the other outstanding issues. The PC should continue to seek improved measures to reduce traffic speed.

### **12. To consider the following Financial matters:**

**12.1.** 2022/2023 budget and balances and bank reconciliation.: Agreed

**12.2.** Discussed a grant to the Fete for £350 for toilet hire: Agreed that the PC pays for the toilet facilities for the Fete.

**12.3.** To confirm payment of the Clerk's monthly salary and expenses: Agreed

### **13. To consider representative reports and invitations:**

Calder Ward Forum 6<sup>th</sup> July and Safer Cleaner Greener - 18<sup>th</sup>

July YLCA conference 23<sup>rd</sup> September – no offers

**Dates of future meetings:**

**Parish Council Meetings: -**

**Emergency meeting 8 August , (whether to hold a meeting on 22 August to be considered at emergency meeting),**

**26 September 2022, Allotment Committee: - October 2022**