



TODMORDEN TOWN COUNCIL

Item 6 – DC 21st August 2019

DEVELOPMENT COMMITTEE – PLANNING CONSIDERATIONS

1. Introduction

- 1.1 Todmorden Town Council does not have any powers to decide or refuse planning applications.
- (i) The planning authority responsible for making the decision is Calderdale Council
 - (ii) Todmorden Town Council, is however a statutory consultee in the process and therefore can feed back into the process comments that Calderdale Council should take into account when deliberating on an application.

2. Purpose of Todmorden Town Council as statutory consultee

- 2.1 It may be that Town Councillors will know the specific area and or local issues better than the Planning Authority concerning the application and therefore bring a balanced perspective to what is being proposed.
- 2.2 Todmorden Town Council may have their own specific policies regarding development in and around Todmorden and these may be incorporated within a Neighbourhood Plan or if already agreed, what are known as supplementary planning guidance documents.
- 2.3 Todmorden Town Council make Recommendations by way of comments to applications, but cannot make comments such as approve/decline as this is not within their powers and for local applicants could potentially cause confusion.
- 2.4 Whilst Members of the Public may wish to voice their support and or objection to any application on the Agenda for consideration, they should be advised that any objections should be raised with Calderdale Council as the Town Council is only a consultee in the process. **There should be no confusion on this.**
- 2.5 Members may wish to incorporate such objections into their comments if they so wish to do but as an attachment as opposed to the Town Councils view unless these objections are shared by the Town Council and they wish to add support

3. Areas of comment to consider

3.1 Conservation Area

- 3.1a Having a Conservation Area brings with it additional obligations and we would expect for all applications in a Conservation Area to have been considered by the Conservation Officer at Calderdale Council, who is able to provide specialist advice.
- 3.1b Aspects for Town Councillors to consider may revolve around:-

- Materials used – are they in keeping with the area?
- Replacement glazing – is this appropriate - has there been any precedent set already?
- Are sight lines affected?
- Will the proposed alteration/extension look out of place in relation to the surrounding properties.
- Is the proposed change of use sympathetic to the area?
- Does it comply with Neighbourhood Plan Policy?
- Do shop frontages comply with others – eg shutters allowed or not, if so the type – see through etc.

3.1c Any building that is listed Grade 1 or 2 may require the involvement of the Calderdale Council Heritage Officer and or the involvement of English Heritage.

3.2 Green Belt

3.2a This can be a contentious issue and Calderdale has an obligation to work within current Government Planning Rules.

3.2b Issues to consider may be the precedent set by allowing some further build on edge of existing development, that eventually leads to creep and “infill” between developments

3.3 Residential New Build

3.3a Brand new development may be welcome but also contentious. If of any substance it is likely to have been through a pre- planning process to arrive at a proposal that Calderdale find acceptable.

3.3b Generally with new development comes new infrastructure and local economic advantage, but consideration should still be given to: -

- (i) Highway Access and Traffic
- (ii) Materials Used in keeping with area
- (iii) Member may wish to express a view regarding density/mix if of local concern.
- (iv) Is there enough parking provision?

3.4 Existing Residential Extensions

3.4a Residents rather than meet the expense and need to relocate may wish to extend their existing property. Consideration may be: -

- (i) Materials used – will it blend in with the existing property and not be an eyesore
- (ii) Does it impact on other properties in terms of enjoyment of amenity e.g. impact on light and or privacy, overbearing for neighbours property

3.5 Residential Development on Brownfield site

3.5a There is implied permission to use previous industrial sites (Brownfields) for new residential / conversion of existing buildings development, rather than push the boundaries of use of Green Belt.

3.5b There still however needs to be consideration given to:

- (i) Highway Access and Traffic
- (ii) Materials Used in keeping with area
- (iii) Member may wish to express a view regarding density/mix if of local concern.
- (iv) Is parking going to be enough?

3.6 Tree Preservation Orders (TPO's)

- 3.6a Preserving good condition trees is important and will form part of our Climate Emergency Action Plan actions we can seek to influence at local level.
- 3.6b We would expect the Councils Tree Specialist (Arborologist) to be aware of the application, but it does no harm to mention this in our comments.

3.7 Building Control Applications

- 3.7a Renovating/revamping internal layouts within existing properties including structural alterations may require building control permission.
- 3.7b Generally these are non-contentious except where they may clash with any existing policy- e.g. converting buildings on Moorland.

3.8 Phone Masts

- 3.8a Members may wish to express their views on such installations but in general their siting is governed by topographical requirements.

3.9 Wind Farms

- 3.9a Members may wish to express their views on such installations but in general their siting is governed by topographical requirements. Usually the subject of a major planning application and quite often public enquiry.

3.10 New Retail Development

- 3.10a Competition to local business is not a planning reason to not support an application, but commentary can be made about concerns regarding the impact this may have on local independent business. Unless Calderdale have some guidance restricting the business mix in place already, this is difficult to object to on these grounds and would likely be challenged by the applicant at Planning Inspectorate level.

- 3.10b of concern may be: -

- Overall size impact on adjoining area
- Car Parking provision
- Floodlighting of Car Park
- Highway Access and Traffic Management
- Illuminated Signage
- Materials used
- Sight lines
- Permeable surfaces for water drainage to minimise flooding
- Hours of opening for delivery vehicle access
- Hours for opening/closing in terms of disturbance to residential neighbours

3.10 Illuminated Signage

- 3.10a Retail Developments often require either new signage or increased visibility of existing signage usually by replacing with larger and often illuminated signage.
- 3.10b There is a balance between assisting the Retail business to be more prominent and the impact that increases in signage may have on the look of the area and the potential to be a hazard for motorists.

3.11 Change of Use

3.11a Change of use may be required for several reasons: -

- From residential to business and vice versa
- May involve a change of use from one classification to another.
- May be part residential part commercial for example town centre living accommodation over existing shop frontages.

3.11b Contentious ones to perhaps watch out for are conversions to licenced/ music premises with impact on: -

- Residential enjoyment of use.
 - noise nuisance
 - Music on premises
 - Egress for premises
 - reducing on street parking for residents by increased patronage into area
 - Anti - social behaviour
 - Alcohol fuelled
 - Littering
 - Insufficient toilet provision within premises
 - Littering

4 Commentary

4.1 Members have a range of comments they may wish to use that will reflect their interest/strength of support and or opposition towards applications submitted and several suggestions are made below.

4.2 Over time it is proposed to raise a glossary of comments used by Members to help aid this process going forward.

4.3 To aid the process of considering and responding to applications it is suggested that the following protocols apply: -

- Members take the opportunity to log onto the Calderdale Planning Portal ahead of the meeting. <https://portal.calderdale.gov.uk/online-applications//>
- Suggest Ward Member lead the introduction as to support or not
- If nothing contentious then “move” the application as “No comment”
- If wanting to support/strongly support, then “move” Support or Strongly support this application.
- If not straight forward support, then.
 - Determine the key issues
 - Debate them
 - Arrive at form of words

4.4 Examples of commentary that may be considered

- If nothing contentious then a simple “No comment”
- If Members wish to support, then “We support this application”
- If Members wish to emphasis support, then “We strongly support this application”

Conditional comments

- If Members do not wish to support, then “We do not support this application because -----”
- If Members want to object, then “We object (or strongly object) to this application because -----”

Supporting comments may for example be: -

- As this is a conservation area, we are concerned about the material used do not blend in sympathetically with the immediate area.
 - Would wish to be assured that the conservation officer has been fully involved in this application
 - Would wish to be assured that English Heritage has been consulted on this matter given the listed nature of the property being considered.
- We are concerned about the materials used do not blend in with those used in the immediate vicinity and or adjoining properties.
- We are concerned that this will cause amenity nuisance to nearby residents
 - Loss of sight lines
 - Privacy
 - Overbearing development
 - Insufficient parking provision
 - Noise
 - Anti- social behaviour
 - Excessive light penetration from nearby Illuminated signs.
- We are concerned about highway access and impact on traffic management.
- We are concerned about the spread of development creating infill between developed areas and impeding the natural views enjoyed by all.