

Planning Applications that Todmorden Town Council has been Consulted on by Calderdale Council in 2020/22

Item no	Application Number	Address	Purpose	Consultation Feedback	CMBC Decision
Emergency Committee Meeting 8 April 2020					
1	20/00138/FUL	Ivy House Stack Hills Road	Dwelling New 3-4 bedroom dwelling within garden	In supporting this application, TTC would wish to be reassured that any flood mitigation issues are followed, tree planting is of an indigenous nature, nature transference is properly handled and that Highways be consulted on the structural integrity of the bridge allowing access into the site for heavy vehicles and that pedestrian access continues both during construction and after completion of the development. Also, that all hard surfaces are permeable.	Application refused
2	20/00300/LBC	14 Fern Valley Chase Todmorden Calderdale OL14 7HB	Construction of retaining wall to western boundary and regrading of land and retaining wall to form patio	Supported	Application not found
Emergency Committee Meeting 26 May 2020					

3	20/00258/HSE	Highlands, Hollingworth Lane Walsden, Todmorden, Calderdale, OL14 6QY	Proposed conservatory	Supported providing any paths/roads have permeable surfaces	Approved
4	20/00286/FUL	815 Burnley Road Todmorden Calderdale OL14 7EF	Demolition of garage and construction of a terrace of 5 houses	Supported however concern expressed about the number of parking spaces included for 5 x 3-bedroom houses. Any surplus cars would park on the busy Burnley Road which would likely impact on the highway	Approved
5	20/00419/HSE	8 Willow Bank Todmorden Calderdale OL14 8BY	First floor extension to rear	Supported	Approved
6	20/00340/FUL	The Shannon And Chesapeake Inn 257 Halifax Road Todmorden Calderdale OL14 5RX	Two storey rear extension to facilitate conversion to six apartments	Supported though concern expressed about whether the amount of parking provided for 6 apartments will be enough. Any surplus cars would park on the very busy Halifax Rd and this would impact on the highway.	Approved
7	20/20044/TPO	4 Buckley Wood Bottom Todmorden West Yorkshire OL14 7AN	Management of trees (including pruning and removal) Tree Preservation Order	Supported	Approved
Emergency Committee Meeting 3 June 2020					
8	20/20066/TPO	Stansfield Hall Stansfield Hall Road Todmorden Calderdale OL14 8BQ	Prune Trees (Tree Preservation Order)	Supported	Approved

9	20/00459/LBC	Barn at Higher Longfield Farm Rough Side Lane Todmorden Calderdale	Conversion of existing barn into 2 dwellings (Listed Building Consent)	Supported subject to comments by the Conservation Officer, appropriate access/aggress, flooding considerations, environmental considerations and permeable outdoor surfaces.	Application not found
10	20/00292/FUL	Barn at Higher Longfield Farm Rough Side Lane Todmorden Calderdale	Conversion of existing barn into 2 dwellings (Listed Building Consent)	Supported subject to comments by the Conservation Officer, appropriate access/aggress, flooding considerations, environmental considerations and permeable outdoor surfaces.	Application not found
11	19/00648/FUL	Langfield House 38 Kilnhurst Road Todmorden West Yorkshire OL14 6AX	Two detached dwellings	Development not supported on the grounds of potential land instability – the report said that a full invasive land survey must be done as this area has a history of subsidence. It is felt that a decision cannot be made on this application in the absence of this. Other reasons for not supporting the application include the impact on the visual amenity, loss of parking for residents, the steep aspect of the land causing overlooking of other residential properties and the lack of sympathetic design with the proposed white rendering which is out of character for the area. There is also the potential for increased flooding because of surface water run-off.	No decision as yet
12	20/20318/FUL	Land West of Hollins Mill Rochdale Road	Change of use B1A office to Sui Generis for indoor dog play area	Supported subject to there being sufficient parking and that provisions are put in place to	Not approved

		Todmorden Calderdale		control noise nuisance from dog barking. Also, subject to ensuring that dogs are not permitted to foul around the canal and local area, especially as the proposed facility is near the Hollins Mill indoor play centre.	
13	20/20319/LBC	Land West of Hollins Mill Rochdale Road Todmorden Calderdale	Alterations to interior layout to include new doorway, and stud walling. Repair to existing wall and new fence (Listed Building Consent)	Supported subject to there being sufficient parking and that provisions are put in place to control noise nuisance from dog barking. Also, subject to ensuring that dogs are not permitted to foul around the canal and local area, especially as the proposed facility is near the Hollins Mill indoor play centre.	Nor approved
14	20/00297/FUL	Building North of Water Treatment Works Greenhills Lane Todmorden Calderdale	Change of use of former single storey agricultural barn into 2bed dwelling including raising the ridge and eaves by 1.3m to enable additional floor to be inserted	Supported subject to comments by the Conservation Officer, appropriate access/aggress, flooding considerations, environmental considerations and permeable outdoor surfaces.	Approved
Emergency Committee Meeting 1 July 2020					
15	20/00566/HSE	35 Cranberry Avenue Walsden Todmorden West Yorkshire OL14 6TW	Two storey side extension and off- street parking to front (Revised Scheme to 19/01500)	Supported	Approved
16	20/00166/FUL	Gully House Stansfield Hall Road Todmorden	Widening of existing access road, four detached 4-bed new build houses with	Not Supported Serious concerns about the access which is unadopted and a single track. Also, the visibility	Not Approved

		Calderdale OL14 8BA	new access route and gardens (Amended Plans) Comment	(especially towards Woodlands Ave) when exiting onto Hallroyd Rd is poor and potentially dangerous. The boundary wall of Stansfield Hall has been damaged already by large vehicles accessing the road. Also, serious concerns about potential flooding from water run- off. Already, water runs-off onto Hallroyd Rd when the rain is heavy and this development would exacerbate the problem. There is insufficient information in the application addressing these issues and TTC suggests that those responsible for Highways and Flooding being consulted for their expert opinions.	
17	20/00646/ FUL	Former Garage Site Ridge Road Todmorden Calderdale	Residential development of six flats	Not Supported Serious concerns about the lack of dedicated parking as the plot is on a steep bend. Although the proposal is for 1 bed flats, even if the purchasers did not have cars there would still be a need for large vehicles, such as removals, emergency, delivery and refuse removal to be able to safely park and this does not look possible with the current proposed plans.	Not approved
18	20/00575/ LBC	The Shippon North Ramsden Lane, Todmorden Calderdale	Single storey extension to side and front (Listed Building Consent) Comment	Supported providing sympathetic materials are used.	Application withdrawn

		OL14 7RS			
19	20/00574/ HSE	The Shippon North Ramsden Lane Todmorden West Yorkshire OL14 7RS	Single Storey extension to side and front	Supported providing sympathetic materials are used.	Application withdrawn
20	20/00544/ LBC	29 Rochdale Road Todmorden Calderdale OL14 7LA	Extraction system fitted on to the rear of the building, extend the flue above the eaves and paint it matt black. (Listed Building Consent) (Regularisation)	Supported	Approved
21	20/00663/HSE	9 Manor Close Mankinholes Todmorden West Yorkshire OL14 6HE	Single storey extension to rear and first floor extension over existing garage to side	Supported	Approved
Emergency Committee Meeting 29 July 2020					
22	20/00647/HSE	Blarney Castle Lumbutts Road Todmorden West Yorkshire OL14 6JJ	Porch to front elevation		Approved
23	20/00376/FUL	Dwelling Adjacent 46 Pudsey Road Todmorden Calderdale OL14 8NS	Two-storey side extension (Revised scheme to planning application 13/00080/FUL)		Approved
24	20/00466/FUL	Garage Adjacent To 726 Halifax Road Todmorden West Yorkshire	Demolition of garage and construction of detached dwelling		Application withdrawn

25	20/00540/FUL	Car Park Side Of 752 Burnley Road Todmorden Calderdale	Residential development of five town houses		Application withdrawn
26	20/00484/FUL	Three Ravens Barn Long Hey Lane Todmorden Calderdale OL14 6JN	Conversion of the mezzanine floor within agricultural barn from day living/storage to full residential use		Approved
27	20/00675/FUL	Todmorden Cricket Club Burnley Road Todmorden Calderdale OL14 7BS	Living accommodation for a professional sportsman, in association with Todmorden Cricket Club		Approved
28	20/00506/FUL	Former Farmhouse Gorpley Road Todmorden Calderdale	Demolition of Existing Structures and Construction of Farm Building		Not approved and subsequent appeal not upheld
29	20/00756/LBC	Christ Church Vicarage Back Ridge Street Todmorden West Yorkshire OL14 7BS	Removal of internal wall and chimney and replace existing window to South West elevation with new doubledoor (Listed Building Consent)		Approved
30	12/01423/DISC2	Cinderhill Mill Halifax Road Todmorden Calderdale OL14 5TH	Submission of details to comply with conditions on application 12/01423 conditions 13, 14, 18, 19, 20, 21, 22 and 23		Clarification of conditions
31	20/00732/HSE	Vallavik 10 Meadow Bottom Road Todmorden West Yorkshire OL14 8BG	Extension to West elevation and conversion of integral garage to living space		Approved
32	20/00483/HSE	Spring Cottage Crossley New Road	Demolition of conservatory to		Approved

		Todmorden Calderdale OL14 8RP	facilitate single storey extensions to south and east elevations and Internal alterations		
33	20/00800/HSE	8 Stile Road Todmorden West Yorkshire OL14 5NU	Single storey extension to side and rear with new access and driveway		Approved
Development Committee Meeting 2 Sept 2020					
34	20/00661/HSE	35 New Delight Todmorden West Yorkshire OL14 8NT	Two storey extension to rear, new parking area and balcony to side	Supported subject to the use of permeable road/path surfaces	Approved
35	20/00777/LBC	Whirlaw Common Scrapers Lane Todmorden Calderdale OL14 8DF	Replacement of an existing store within the curtilage of a grade II listed dwelling house (Listed Building Consent)	Supported	No decision – withdrawn?
36	20/00851/LBC	Walsden Auto Centre Rochdale Road Todmorden Calderdale	Formation of external door and internal partitioning to create staff facilities (Listed Building Consent)	Supported	Approved
37	20/00701/LBC	5 - 6 Higher Eastwood Eastwood Lane Todmorden Calderdale OL14 8RU	Replacement doors and windows (Listed Building Consent)	Supported	Approved
38	20/00898/HSE	4 Pex Royd Stones Road Todmorden Calderdale OL14 7JN	Single storey to the rear of the building, at upper ground floor level, to create a new garden room	Supported	Approved
38	20/00646/FUL	Former Garage Site,	Residential development of six flats (Amended Plans)	NOT SUPPORTED because of potential land instability, surface water run-off causing flooding,	Not approved

		<p>Ridge Todmorden Calderdale</p> <p>Road</p>		<p>narrow (single track) road, lack of parking.</p> <p>Although conditions have been applied to the application it is believed that these are not robust enough to address the core issues above.</p> <p>The planning permission was originally granted in 2012 before the current heightened awareness of flooding in Todmorden which has been exacerbated by climate change.</p> <p>Todmorden has a history of land instability on hillsides. For example, in the 1980's near Bottom Hole Rd, an attempt was made to build a school and the attempt to build the foundations caused a landslip. When another planning application for the building of 80 houses was received in 1991 for the same site, the local community funded a thorough geotechnical survey which confirmed that the site was totally unsuitable for building.</p> <p>The site is potentially unstable and it is suggested that a more detailed geotechnical report in sought before proceeding.</p>	
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39	20/00835/HSE	1 Shore New Road Todmorden Calderdale OL14 8NW	Dormer window to front elevation	Supported providing the plans meet Calderdale's rules on dormers.	Approved
Development Committee Meeting 30 Sept 2020					
40	20/00701/LBC	5 - 6 Higher Eastwood Eastwood Lane Todmorden Calderdale OL14 8RU	Replacement doors and windows (Listed Building Consent)	Supported	Approved
41	20/00775/FUL	Land Rear Of 30 Cross Lee Road Todmorden Calderdale	Revised House Type Design to Plots 22 - 24 pursuant to Planning Permission 04/01508	Partial support We support the redesign but have concerns regarding the impact of privacy and effective drainage system being sufficient enough to alleviate flooding, especially run off. Identification of the application would be easier if street signage were put up -and referred to – we understand called Asher Drive/Close	Approved
42	20/00862/HSE	Lower Cross Stones Cottage Cross Stone Road Todmorden Calderdale OL14 8RQ	Demolition of conservatory to facilitate single storey front extension and two storey rear extension	In supporting this application, we would ask that surfaces are permeable	Approved
43	20/00965/FUL	17 Stansfield Road Todmorden West Yorkshire OL14 5DN	Change of use of ground floor from A1 shop to C3 (dwelling)	We support this application	Approved
44	20/00987/FUL	361 Burnley	First floor extension to	We support this application	Approved

		Road Todmorden West Yorkshire OL14 7DH	side		
45	20/00996/HSE	7 Manor Close Mankinholes Todmorden Calderdale OL14 6HE	Single storey rear extension and second storey extension above existing garage	In supporting this application, we would ask that surfaces are permeable	Approved
46	20/00850/FUL	Walsden Auto Centre Rochdale Road Todmorden Calderdale	Formation of external door	We support this application	No decision – withdrawn?
47	20/00900/HSE	Highleigh Sunnyside Todmorden OI14 7AP	Demolition of garage to facilitate extension to side with first floor balcony to side and rear, two-storey rear extension and new parking area on land to the south west of the site (revised scheme to planning permission 17/00195/HSE)(part retrospective)	We support this application, noting requirement to complete a Bat Survey to the satisfaction of the authority and that drainage proposals are approved by authority engineers and that the new parking area benefits from having a permeable surface	Approved
48	20/00939/FUL	Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of 6 Chalets; Toilet Block and Manager's Office; 6 Glamping Pods; Siting of 1 Static Caravan; formation of area for siting of touring caravans and other associated works	We do not support this application as presented. Whilst indicating Flood Zone 1, local knowledge and historical mapping, identified that the extent of water run-off from this site flows like a falls and anything to reduce the natural soakaway qualities of the site, including a number of water lodges present already to alleviate run off, will lead to	Pending consideration – geotechnical survey has been done

overflow into Halifax Road, an area already affected severely with flooding through insufficient drainage capacity.

We are also concerned about stability of the site and would request that a Geotechnical survey is conditioned to ensure the site is stable enough.

Given its location we would ask that the Canals and Rivers Trust is also consulted regarding the potential impact on the canal.

We have concerns regarding access and egress on the main road into a single track and especially if Caravans /RVs regularly use the proposed site and would ask that highways engineers are consulted. More specifically we have concerns regarding the use of the grade 2 listed bridge in terms of restricted access and weight loading of regular use .Again we would ask that the Canals and Rivers Trust who we understand own the bridge are consulted on this.

Further comments from TTC after 27 April DC Meeting:

Although the Town Council welcome the opportunity to welcome more tourists to

Todmorden to the area, the site at Baltimore Bridge is a very small one for the additional facilities and increase in people involved. This proposal is an over intensification of the development on the site.

Members were concerned that the Canal and River Trust had not commented as the grade 2 bridge is their responsibility. Also, it was suggested that the views of the Rights of Way Officer be sought as the footpath is well used by walkers and the increase in the number of campervans driving across the bridge would be an issue.

There is also an issue, as the proposals will involve the loss of parking on the site which is used by boat residents. Where will the residents park if they aren't able to park where they are currently? The site is very limited in size.

Concern was also raised that the proposals will lead to water being discharged into the canal. Currently, several streams flow down the hillside above when it rains, and this is a significant amount of water to accommodate on a site which it is proposed will be more intensively developed.

49	20/80010/DNO	Walsden Rochdale Todmorden Calderdale OL14 7SN	Library Road	Demolition of timber flat roofed building	We support this application but in doing so would ask that in view of a likely Community Asset Transfer request, that the site is left with its railings, pathways and concrete base intact.	Council approval not required
Development Committee Meeting 28 Oct 2020						
50	20/00977/LBC	Dean Royd Farm Deanroyd Road Walsden Todmorden West Yorkshire OL14 6TT		Demolition and rebuilding of an existing wall to the South Elevation (Listed Building Consent)	Supported	No decision as yet
51	20/20187/TPO	9 Stoodley Grange Todmorden Calderdale OL14 6JR		Prune trees (Tree Preservation Order)	Supported	Approved
52	20/20196/TPO	Holly House Hole Bottom Road Todmorden Calderdale OL14 8DD		Prune trees (Tree Preservation Order)	Supported	Approved
53	20/01152/LB	Hipperholme Farm Eastwood Lane Todmorden Calderdale		Replacement of front door painted with Johnsons "Granite" (Listed Building Consent)	Supported	Approved
54	20/01050/HSE	Cally Hall Farm Whirlaw Common Scrapers Lane Todmorden West Yorkshire OL14 8DF		Replacement of existing store	Supported although concern expressed about a roller door being near a listed building	Approved
55	20/50003/FCC	Kilnhurst Wood South Of Kilnhurst Farm		Felling Licence Application	Supported	No objections subject to conditions

		Kilnhurst Lane Todmorden Calderdale			
56	20/20217/TPO	1 Fern Valley Chase Todmorden West Yorkshire OL14 7HB	Prune one tree (Tree Preservation Order)	Supported	Approved
57	20/01154/HSE	2 Ashenhurst Close Todmorden Calderdale OL14 8DU	Porch to front elevation, single storey side extension, dwelling to be rendered, replacement shed, formation of new access and gate with hard standing to side boundary.	Support providing hard surfaces such as roads and paths are permeable	Approved
58	20/01051/VAR	Former Glenroyd Road Burnley Todmorden Calderdale	Variation of Condition Number 1 on application number 18/01390/FUL - to substitute revised plans and elevations for approved plans and elevations for both apartment blocks	Support permission already granted for 2 blocks of 6 flats. Do not support Increasing the number of flats to 8 in each block on the following grounds: 1. Parking constraints 2. Over-intensification of building on development 3. The concerns of the Conservation Officer	No decision as yet
Development Committee Meeting 25 Nov 2020					
59	20/01209/FUL	Ivy House Stack Hills Road Todmorden West Yorkshire OL14 5QW	Dwelling	The application is Not Supported as more information is required in order to reach a decision. In particular there is concern about flooding/drainage, the potential of landslip, the stability and weight capacity of the grade 2 Baltimore Bridge and the removal of mature trees.	Approved

				Concern has been expressed by the Canal and Rivers Trust about the bridge. Detailed plans for the mitigation of all of these is required before an informed decision can be made.	
60	20/01030/FUL	2 Dale Street Todmorden Calderdale OL14 5PX	Conversion of basement and ground floor from retail (Class A1) to bar (Sui Generis), retention of residential on first and second floor and conversion of office/storage to residential on third floor	The application is Not Supported because the is insufficient information about the flood risk – especially as the public would be accessing the cellar which is prone to flooding. Also, it was noted that work has already begun on the site.	Still being considered
61	20/20210/TPO	236 - 238 Bacup Road Todmorden Calderdale OL14 7HH	Fell two trees and prune two trees (Tree Preservation Order)	Supported provided the Tree Officer agrees and there is ecological report done.	Approved
62	20/20218/TPO	17 Henshaw Road Walsden Todmorden Calderdale OL14 6QR	Prune three, fell one (Tree Preservation Order)	Supported provided the Tree Officer agrees and there is ecological report done	Approved
63	20/01131/LBC	Haugh House Haugh Road Todmorden Calderdale OL14 6BU	Installation of gas boiler with external flue (Listed Building Consent)	Supported provided the flue is not visible from a public right of way.	Approved
64	20/01174/FUL	Land At Bridge Royd Mill Halifax Road Todmorden Calderdale	Construction of new storage unit on existing impermeable surfaced secure yard area.	Supported	No decision as yet – withdrawn?
65	20/01282/RES	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	Detached dwelling with detached home office (Reserved matters pursuant to 19/00767/OUT)	Supported provided that: Highways have no objections about the ingress/egress from	Approved

				property and the site lines on to the fast-moving Burnley Rd and There is no damage to the cemetery wall	
66	20/01102/FUL	65 - 67 Halifax Road Todmorden Calderdale OL14 5BB	Change of use from general storage / distribution B8 to Bakery and catering facility A3, replace rotten windowsills, form new entrance	Supported	Approved
67	20/01292/FUL	Castle House Dobroyd Road Todmorden Calderdale OL14 7JJ	Change of use from dwelling house (Class C3) to residential care home (Class C2) children's home for up to six residents	Supported providing that all the responsibilities attached to setting up a children's residential home are adhered to	Approved
68	20/01320/LBC	Warland Upper Lock 35 Tow Path Rochdale Canal Holmcoat Lock To Boundary At Warland Calderdale	Installation of horizontal oak fendering to bottom/tail timber lock gates (Listed Building Consent)	Supported	Approved
Development Committee Meeting 6 Jan 2021					
69	20/20252/TPO	Unitarian Church Honey Hole Road Todmorden Calderdale OL14 6LE Management of trees (Prune and Fell) (Tree Preservation Order)	Management of trees (Prune and Fell) (Tree Preservation Order)	TTC supports the management of these trees and recommends that native trees be planted to replace those felled	Approved

70	20/01196/HSE	10 Hare Court Todmorden Calderdale OL14 8DQ	Single storey rear and side conservatory style extension	Supported	Approved
71	20/00287/FUL	Land Rear Of 30 Cross Lee Road Todmorden Calderdale	Revised estate road layout pursuant to planning permission 04/01508, 19/00692 and 20/00775/FUL	Supported	Approved
72	20/01367/FUL	Derdale Development Derdale Street Todmorden Calderdale	Construction of 12 Houses in lieu of 9 Industrial Units as Planning Permission 03/00937	Not supported. TTC is thoroughly unhappy and quite troubled about the potential for flooding likely with the current raised land level of the site (around 7ft) and the lack of provision for drainage (the drains are currently inadequate in that area and already cause flooding into existing properties in the area) and the inadequate proposals for attenuation. The proposed tank seems inadequate for the likely flow. The developments currently underway in the nearby vicinity have exacerbated the existing serious flooding in nearby properties and it is expected that the Derdale St development (as planned) will exacerbate this even further.	Pending consideration
73	20/01386/HSE	8 Willow Bank Todmorden Calderdale OL14 8BY	First floor extension to rear (Amendment to planning application 20/00419/HSE)	Supported	Approved
74	20/20248/TPO	Land Opposite Causeway Wood Causeway Wood Road	Fell two trees (Tree Preservation Order)	Supported. It is recommended that native trees be planted to replace the felled trees	Approved

		Todmorden Calderdale			
75	20/80011/DNO	Ferney Lee Services For Older People Lower Ferney Lee Todmorden Calderdale OL14 5NR	Demolition of former care home	Supported	Approved
76	20/01349/FUL	Hawkstones Farm West Kebs Road Todmorden Calderdale OL14 8SB	Conversion of existing horse stables into pet crematorium and associated car parking	Supported subject to the relevant building regulations being applied	Approved
77	20/01288/FUL	2 St Peters Gate Walsden Todmorden Calderdale OL14 6SW	Conversion of existing dwelling and post office to three dwellings including dormer windows to rear elevation.	Not supported on the basis that there is insufficient information provided. For example, no reference is made to the parking of cars or the storage of bins. Concern was expressed about the parking of cars on St Peters Gate as this would effectively make the road a single-track road and would affect the gateway to the detriment of the residents.	Pending consideration
78	20/00540/FUL	Car Park Side Of 752 Burnley Road Todmorden Calderdale	Residential development of five town houses (amended plans and Flood Risk Assessment)	Also, concern was expressed about the limited parking provision. Residents have also expressed concern about the increased possibility of flooding caused, the blind spot for access/egress to Burnley Rd and a lack of light and overcrowding likely to be caused by the development,	Application withdrawn
79	20/01173/FUL	Walsden Cricket And Bowling Club Rochdale Road	Renewal of permission for the caravan to the side of the cricket field as	Supported	Approved

		Todmorden Calderdale OL14 7SX	originally approved on 17/01262/FUL		
80	20/01323/FUL	Land Adjacent To 5 California Drive Todmorden West Yorkshire	New dwelling	Supported subject to a land stability report, a contamination report, investigations concerning the spring water pipe on the site and permeable surfaces.	Approved
Development Committee Meeting 3 Feb 2021					
81	20/01397/FUL	Holden Gate Farm Cottage Bacup Road Todmorden Calderdale OL14 7HP	Demolition of horse stables to facilitate granny annexe	Not supported until the issues raised by the Planning Officer are resolved. It was noted that the annex is planned to be a separate building, that there are parking issues and that it would be likely cars would need to back out onto Bacup Rd which is a 60MPH road.	Application withdrawn
82	20/00646/FUL	Former Garage Site Ridge Road Todmorden Calderdale	Residential development of six flats (Amended Plans)	Not supported. The previous TTC response that a detailed geotechnical survey be done has not taken place. There are serious concerns about land instability, surface water run off and parking	Still under consideration
83	20/01471/HSE	Fieldhead Cross Lee Todmorden West Yorkshire OL14 5NZ	Infil extension between existing garage and dwelling, single storey extension to side and new pitched roof to existing flat roof.	Supported provided permeable surfaces are implemented	Approved

84	20/20259/TPO	Land Off Robinwood Terrace Todmorden Calderdale	Management of trees (pruning and removal of saplings)(Tree Preservation Order)	Supported	Approved
85	20/20267/TPO	Land Adj 33 Heather Bank Birks Lane Walsden Todmorden Calderdale	Fell two trees (Tree Preservation Order)	Supported but recommend that the felled trees be replaced by indigenous trees, if not in the same position, elsewhere on the site	Approved
86	20/01437/HSE	6 Fir Wood Close Walsden Todmorden West Yorkshire OL14 7QB	Conversion and extension of double garage to create annex (Ancillary to Dwelling)	Supported providing there is adequate parking available and that new surfaces are permeable.	Pending consideration
87	20/01568/REM	Calf Lee House Calf Lee Lane Walsden Todmorden Calderdale OL14 6XB	Removal of condition 5 of planning permission 18/01281/CON adjacent building confirmed non-agricultural and non-equine use.	Not supported.	Approved
88	20/20269/TPO	3 - 4 The Grove Todmorden Calderdale OL14 8RB	Prune one tree (Tree Preservation Order)	Supported	Approved
89	20/01246/HSE	11 Commercial Street Todmorden West Yorkshire OL14 5RG	Single storey extension to rear	Supported	Approved
90	20/01478/FUL	Land West Of 7 California Drive Todmorden Calderdale	Residential development of one pair of semi-detached dwellings	Not supported on the information provided. As this land was previously a quarry many additional surveys are required including a: <ul style="list-style-type: none"> • Topographical survey / service trace. • Detailed land stability assessment. 	Withdrawn

				<ul style="list-style-type: none"> • Arboricultural survey to assess the trees species present on site. • A phased approach of Intrusive site investigation, comprising: <ul style="list-style-type: none"> • Trial pitting first (tracked excavator) to create access and determine shallow soil types. • Dependant on the trial pitting, conduct windowless sampling and/or cable percussive drilling. • Installation of standpipes in boreholes to allow gas concentrations and groundwater levels to be <ul style="list-style-type: none"> • monitored. • The undertaking of soil infiltration rate testing. • Geotechnical testing of soils. • Contamination analyses of soil. 	
91	20/01492/HSE	4 Shaw Wood Avenue Todmorden Calderdale OL14 6DD	Single storey extension with link to rear elevation	Not supported as it is unclear whether the purpose of the building will be an art studio or an art gallery which may entail visitors and the need for parking in an area with little available.	Approved
92	21/20007/TPO	Boggart Hall The Mount Todmorden Calderdale OL14 8BH	Prune one tree (Tree Preservation Order)	Supported	Approved
Development Committee Meeting					

3 March 2021					
93	20/01300/HSE	Broad Carr Farm Sisley Lane Todmorden West Yorkshire OL14 6HW	Conversion and extension of attached Stable block to form a Granny Flat (Ancillary to Dwelling)	It was not possible to support as further information is required about which stable block is to be converted as one has already been converted. More information about this is therefore required.	Approved
94	21/00101/LBC	Fielden House Lee Bottom Road Todmorden Calderdale OL14 6HF	Demolition of existing single storey utility room to the side of the house. Construction of new two storey side extension and single storey rear extension. Creation of new openings at ground and first floors to access the new structures.(Listed Building Consent)	Supported in principle although there is concern about the size of the single storey extension (lounge at the rear of the property) which is out of keeping with houses of this age.	Approved
95	21/00100/HSE	Fielden House Lee Bottom Road Todmorden Calderdale OL14 6HF	Demolition of existing single storey utility room to the side of the house. Construction of new two storey side extension and single storey rear extension. Creation of new openings at ground and first floors to access the new structures.	Supported in principle although there is concern about the size of the single storey extension (lounge at the rear of the property) which is out of keeping with houses of this age.	Approved
96	20/01558/FUL	788 Rochdale Road Todmorden Calderdale OL14 7UA	Change of use of two barns one to a dwelling and one to a mixed- use dwelling- work unit annex	Supported in principle although concern expressed about the lack of parking. It is noted that Highways did not support Supported in principle although concern expressed about the lack of parking. It is noted that Highways did not support the present plans because of the lack of parking.	Approved

97	21/00015/HSE	Oak Cottage Lumbutts Road Todmorden Calderdale OL14 6PT	Alterations and extension to existing conservatory	Supported	Approved
98	20/01508/FUL	Land Adjacent Folly Royd Oldroyd Todmorden Calderdale	Demolition of existing stables to facilitate construction of two new one-bedroom holiday flats	Supported depending upon the results of bat/ecological surveys	Pending consideration
99	20/00958/FUL	Three Ravens Barn Long Hey Lane Todmorden Calderdale OL14 6JN	Enclosure of arena, new haystore, formation of new workshop with cedum roof, new shelter and decked viewing platform, new livery feed room, block-built muck heap unit, extension to corner shelter, new glamping unit, with open sided summer shelter, new signage and surfacing of existing tracks. Retrospective permission for existing shelter and recuperation pen.	Supported	Approved
100	20/01299/OUT	Beech House Bean Hole Delph Todmorden Calderdale OL14 8AF	Residential Development of four semi-detached dwellings (Outline)	Not supported on the basis of the information provided as there has been no geotechnical or ecological surveys done.	Not approved
101	21/00091/FUL	70 Oak Avenue Todmorden Calderdale OL14 5NT	Change of use of shed to form a dog grooming parlour.	Supported	Approved

102	21/00114/FUL	40 Halifax Road Todmorden Calderdale OL14 5QG	Change of use from residential/retail to beauty salon (sui generis) & alterations to shop front.	The proposed changes to the windows and railing are not supported. This is a conservation area and the property is Georgian. Wooden windows are more in keeping with the property and the existing railings are the original ones. These properties are to be included in the Neighbourhood Plan as they are important buildings in the town	Approved
103	21/00018/LBC	Old Cross Stone Church Cross Stone Road Todmorden Calderdale OL14 8RQ	Replacement of all windows. (Listed Building Consent)	Supported	Approved
104	21/00181/HSE	Willow Bank House West Willow Bank Todmorden Calderdale OL14 8BY	Dormer to South elevation	Supported	Approved
105	21/00209/HSE	11 Manor Close Mankinholes Todmorden Calderdale OL14 6HE	First floor extensions to each side elevation	Supported	Approved
106	21/20040/TPO	Lee Dam Lane Lee Todmorden Calderdale	Felling of trees (Tree Preservation Order)	Supported. It is recommended that replacement (native) trees be planted elsewhere on the site	Approved
107	21/20021/TPO	Higher Wickenberry 3 - 4 Wickenberry Todmorden Calderdale OL14 8DE	Fell eight trees (Tree Preservation Order)	Supported subject to a survey by the Borough Arborial Trust and an ecological survey	No results found

108	21/00119/FUL	1 Chapel Top Walsden Todmorden Calderdale OL14 6PL	Change of use of garage and games room to form dwelling	Supported but there are concerns about the ingress/egress for the site on to a steep, winding, narrow and busy road. Recommend report be sought from Highways, a bat survey and an ecological survey	Application withdrawn
Development Committee Meeting 31March2021					
109	21/00004/HSE	Folley Royd Oldroyd Road Todmorden Calderdale OL14 6BE	Single storey extension to form sun lounge and infill of existing under-croft area to form workshop and toilet.	Supported subject to the findings of a bat survey, an ecological survey and that any additional external ground surfaces are permeable	Approved
110	20/01441/HSE	Higher Horsewood Horsewood Todmorden Calderdale OL14 6HT	Conversion of existing barn to living space for ancillary use to the main dwelling	Supported subject to the findings of a bat survey, an ecological survey and that the barn remains part of the main dwelling and is not separated	Pending consideration
111	21/00037/HSE	29 Market Street Todmorden Calderdale OL14 7NR	New flat roof above existing single storey side extension creating balcony with new door opening	Supported	<i>Approved</i>
Development Committee Meeting 28 April 2021					
1	20/01282/RES	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	Detached dwelling with detached home office (Reserved matters persuant to 19/00767/OUT)(Amended plans)	Supported provided Calderdale MBC are satisfied with the plans and there is no damage to the cemetery wall	Approved

2	21/00267/FUL	Former Garage Site Ridge Road Todmorden Calderdale	Residential development of six flats (Amended application to 20/00646/FUL)	<p>Not supported</p> <p>None of the previous comments submitted by Todmorden Town Council have been addressed regarding the need for a detailed geotechnical survey, flooding and surface water run-off and the lack of car parking.</p> <p>Also, the site is in the conservation area and the size of the plans would seriously impact the listed building nearby and would lead to overdevelopment. The proposed development would also damage the views in the area.</p>	Pending consideration
3	21/00075/HSE	Stone House Rochdale Road Todmorden Calderdale OL14 6XD	Single storey extension to East elevation and conservatory to South elevation	<p>Supported providing any flooding issue are mitigated and the external surfaces are permeable.</p> <p>A watching brief will be kept checking that properties such as this one remain small buildings.</p>	Approved
4	20/01546/HSE	South Bottomley Farm Bottomley Road Walsden Todmorden Calderdale OL14 6QZ	Adaptation, remodel, and refurbishment of an existing detached dwelling to include demolition of a conservatory, garden	Supported provided that the proposed building does not impact on local listed buildings, that another (native) tree is planted on the site if at all possible and that any external surfaces are permeable.	Approved

			room and porch with replacement extensions.	A watching brief will be kept checking that properties such as this one remain small buildings.	
5	21/00065/FUL	8 Halifax Road Todmorden Calderdale OL14 5AD	Change of use of existing vacant bank (E(c)(i)) to a hot food takeaway (Sui generis)	Supported providing the area around and behind the property is kept clean and tidy. It was noted that currently the area at the back is dirty and untidy. Also, customers should be discouraged from parking on Halifax Rd when collecting their orders. It is important that the business provides bins for collecting any litter from the takeaway to prevent it being dropped in the town.	Approved
6	21/00065/FUL	8 Halifax Road Todmorden Calderdale OL14 5AD	Change of use of existing vacant bank (E(c)(i)) to a hot food takeaway (Sui generis)	Supported providing the area around and behind the property is kept clean and tidy. It was noted that currently the area at the back is dirty and untidy. Also, customers should be discouraged from parking on Halifax Rd when collecting their orders. It is important that the business provides bins for collecting any litter from the takeaway to prevent it being dropped in the town.	Approved

7	21/00315/HSE	Mount Pleasant Farm Pudding Lane Todmorden Calderdale OL14 8SG	Stone porch	Supported	Approved
8	21/00370/RES	Car Park Brewery Street Todmorden Calderdale	Four dwellings (Reserved Matters Pursuant to Application 18/01471/OUT)	Supported providing sufficient parking is provided and that any external surfaces are permeable.	Pending consideration
Development Committee Meeting 26 May 2021					
9	21/00462/FUL	Cross Farm New Road Mankinholes Todmorden Calderdale OL14 6HP	Partial demolition and replacement of an existing agricultural building with a new dwelling.	The following concerns were raised; 1. A check should be made that the building is not being used for/required for agricultural purposes. 2. Highways should be approached for this view on the road/access and egress as a 5- bedroom house potentially will generate a great deal of traffic. 3. No additional parking is provided – will this be adequate for the proposed new house. Parking is already an issue in the Gaddings Dam area as it opens increasingly to tourists.	No result found ... removed or superceded

				<p>4. Should there be a separation/fence provided between the existing and proposed house?</p> <p>Also, it was noted that this property is used as a camping site – is it registered as such?</p>	
10	21/00273/LBC	Todmorden Hall North Hall Street Todmorden Calderdale OL14 7AD	Installation of electric car charging box (Listed Building Consent)	<p>The principle and the siting of the charging box was fully supported.</p> <p>However, concern was expressed about how the power supply was going to be provided to the box. There is reference to it being routed through the window/wall at the front of the house which is part of the original grade 2* listed building. The routing would need to avoid damaging or altering the aesthetics of the front of the house.</p>	Approved
11	21/00502/LBC	The Shippon North Ramsden Ramsden Lane Todmorden Calderdale OL14 7RS	Single storey extension to West elevation (Listed Building Consent)	<p>Concern was expressed about the frequency of planning application for this property. If approval is given for the extension, concern was expressed that the materials and changes (such as bi-fold doors)</p>	Approved

				to be used are matching/sympathetic to this grade 2 listed property.	
12	21/00501/HSE	The Shippon North Ramsden Ramsden Lane Todmorden Calderdale OL14 7RS	Single storey extension to West elevation	As above	Approved
13	20/01495/FUL	Land At Coordinates 391152 423459 Gorpley Road Todmorden Calderdale	Six stables and tack room	<p>Concern was expressed about:</p> <p>1. There is no information about what 6 stables will be used for.</p> <p>2. Potentially the proposal could lead to an increase in traffic (including horse boxes). It is suggested that Highways could usefully asked for their opinion on the road and access/egress.</p> <p>3. There is no information about any potential flooding issues to include that from any mining in the area.</p> <p>4. It is suggested that permeable surfaces be considered for road/path surfaces.</p> <p>5. Potential land instability.</p>	Approved

<p>14</p>	<p>21/00304/HSE</p>	<p>Old Fold Farm Crossley New Road Todmorden Calderdale OL14 8RP</p>	<p>Detached double garage and workshop/wood store.</p>	<p>Concern was expressed about:</p> <p>1.As the property is 17th century any development in its curtilage should be sympathetic and the materials match. It is suggested that the roof be made from blue stone slate, not artificial slate. Also, such properties are in an area of high landscape value and the overall it is important that the aesthetics are retained.</p> <p>2.It is recommended that permeable surfaces are used.</p> <p>3.It is suggested that Highways be invited to comment about the narrow road and access/egress.</p>	<p>Approved</p>
<p>15</p>	<p>21/56011/CLA18 A</p>	<p>Footbridge To South Of Walsden Station Clough Road Walsden Todmorden Calderdale</p>	<p>Proposed works to reconstruct the Footbridge to south of Walsden Station, Rochdale Road, Walsden:</p>	<p>It is recognised that the bridge has reached the end of its life and needs to be replaced.</p> <p>However, the size and style of the proposed new bridge seems out of keeping with the need for able bodied people to walk</p>	<p>Refused</p>

			<p>Request for Prior Approval under Part 18 of the General Permitted Development Order</p>	<p>across and the style of the locality which is mainly Victorian properties. The design looks suitable for an inner-city area but for not a small place like Walsden. Walsden station is small scale and the current bridge is seen to be more in proportion to it. Something similar of smaller size would be more in keeping with the location. The proposed 'heavy' design could be an eyesore.</p> <p>Concerns were expressed that the heavy/solid side design would potentially cause safety issues as a more trellis like design would allow people to see who else is there and will increase the levels of natural light. There is concern that if visibility along the bridge is not well lit by natural light it could encourage children to play there.</p> <p>The colour of the bridge and its features were seen to be important and it would be great if it could suit the local area to be more aesthetically pleasing. Possibly a lighter colour than black would be more attractive to the eye.</p>	
<p>Development Committee Meeting</p>					

23 June 2021					
16	21/00286/HSE	11 Granville Street Walsden Todmorden Calderdale OL14 6RW	Demolition of existing rear conservatory and construction of new single storey rear extension.	Supported	Approved
17	21/00577/RES	Land Adjacent To 26 Victoria Road Todmorden Calderdale	Residential development of six flats (Reserved matters pursuant to planning application 16/01432/OUT)	Not supported. The parking is insufficient in terms of the number of spaces (4) for 6 flats and the size of spaces which would require drivers to reverse into the road. There is concern because children play in this area and this could cause an accident. Previous applications have been rejected on the same grounds. The building of 6 flats would be an overdevelopment of the site.	Pending consideration
18	21/20062/TPO	18 Henshaw Road Walsden Todmorden Calderdale OL14 6QR	Prune one tree (Tree Preservation Order)	Supported subject to the views of the Calderdale Tree Officer	Approved
19	21/00360/FUL	Shaw Farm New Road Mankinholes Todmorden Calderdale OL14 6HP	Relocation and enlargement of existing outdoor arena facility to competition standard dimensions of 60m x 20m. Works include earthworks to existing land to make area level	Not supported on the basis of the current plans. There are several menage facilities in this area and 'congestion' of horse boxes is experienced regularly by residents. The roads are very	Approved

			as shown on accompanying drg no: 2700-100 Site Layout and Land Sections	<p>narrow and turning/passing spaces are few. Any exiting onto Shaw Cross Rd is very problematic as larger vehicles become stuck on the hairpin bend. Any intensification of large vehicles is a concern.</p> <p>The objections of the neighbour are supported. If such a relocation is to be approved it would be preferable if it were to be on land on the farm not visible to neighbours/the public.</p> <p>It is very concerning that it is reported that the level of the land has been increased on this farm</p>	
20	21/20066/TPO	The Boat House Stack Hills Road Todmorden Calderdale OL14 5QW	Fell two trees (Tree Preservation Order)	Supported subject to the views of the Calderdale Tree Officer. It is suggested that another tree of a native species be planted instead.	Approved
21	21/00615/LBC	Mankinholes Mankinholes Bank Todmorden Calderdale OL14 6HR	Subdivision of dwelling to form two dwellings including internal & external alterations and replacement single storey extension to south elevation (Revised proposals to approval 17/01073/LBC)(Listed Building Consent)	Supported	Approved
22	21/20069/TPO	Land Adjacent Henshaw Road	Fell one tree (Tree Preservation Order)	Supported subject to the views of the Calderdale Tree Officer. It	Approved

		Henshaw Road Walsden Todmorden Calderdale		is suggested that another tree of a native species be planted instead	
23	21/00431/FUL	Land North East Of Higher Allescholes Farm Allescholes Road Walsden Todmorden Calderdale	Agricultural storage building and the creation of a hard-cored track.	Supported although concern was expressed about the increase of water into the existing watercourse and the potential affect of this further down the valley. Also, the provision of water from the roof for animals should be confirmed. Concern was expressed about the hardcore track – this should be properly graded hardcore not general building rubble (because of possible land contamination). This would also need to be a permeable surface.	Approved
24	21/00670/LBC	Hipperholme Farm House Eastwood Lane Todmorden Calderdale OL14 8RS	Repair roof and install under felt on the West extension, replace timbers / welsh slates as needed.	Supported	Approved
25	21/00345/FUL	Land West Of Todmorden Castle Hill Social Club Halifax Road Todmorden Calderdale	The applicant states that the proposed dropped kerb (from the A646) is on part of the footpath across from their home, and that it will give	Not supported because exiting the parking area onto a 30mph road at the brow of a hill (with limited visibility) would potentially be dangerous	Pending consideration

access to a hardstanding on land that is currently not being used. The purpose of the dropped kerb is to provide an entrance for further off-road parking for the resident or visitors to reduce the need to park on the main road.

It is proposed that the tarmac footpath will be lowered with tapered kerbstones and that compacted hardcore will be used for the parking area.

Highways do not support the application on highway safety grounds (the lay of the land obscures oncoming traffic) and that the proposed access/parking arrangements do not offer adequate dimensions or passing places. Also, the submitted plans do not detail the parking bays and would in any case need to demonstrate that vehicles can turn within the off-street parking area to both enter and leave in a forward gear.

26	21/00254/FUL	North Midgelden Barn Bacup Road Todmorden Calderdale OL14 7HW	Outbuilding to contain a garage and gym at ground floor, with home office above (Ancillary to dwelling)	Supported although concern was expressed that the outbuilding is out of proportion with the rest of the buildings on the site.	Application withdrawn
27	21/00495/LBC	Warland Farm Warland Todmorden Calderdale OL14 6XA	Conversion of Mickle Barn to provide bunkhouse accommodation; conversion of Shippen (currently a smithy, wood workshop and storage space) to 'hub', communal hall, tea room and toilets at ground floor, and to crafts studios (with wash-up space) at first floor; extension attached to the rear of the Shippen to create lobby/stairwell; greenhouses (passive solar spaces) to front of Mickle Barn and Shippen; stand-alone greenhouse; open-sided shelter for bikes etc with Photovoltaic roof covering; open-sided canopy in former pigsty area (for covered outdoor recreation); bakery & tea-room and wet foods/brewery in former pigsty area; new Barn (self-supporting/independent structure) to the rear of	<p>Todmorden Town Council wishes to support sustainable development in the town and the increase in local employment.</p> <p>Concern was raised especially about the amount of traffic this proposal would generate in the area and the lack of parking on the site. Although it is hoped that the majority of visitors would travel by public transport, by cycle or on foot, Riggs Garden Centre nearby (where people travel from near and far) has a car park for 100+ cars.</p> <p>Concern was raised about the arrangements for drainage, especially foul drainage – where a soakaway into a field is proposed.</p> <p>Concern was raised about the reference to a roof being made from asbestos cement.</p> <p>The plans are adventurous but it was felt that more detail was required. Members expressed an interest in visiting the site.</p>	Pending consideration

			the Mickle Barn to create smithy and green wood workshop, storage, office and toilets (Prior Approval application 14/40004/FOR which was confirmed as not requiring prior approval by the LPA on 24.02.2014). (Listed Building Consent)		
28	21/00446/HSE	Bearnshaw Tower Cottage Carr Road Todmorden Calderdale OL14 7ES	Two storey and single storey side extensions	Concern was expressed about the potential overdevelopment of this site proposed in the plans which will more than double the size of the property	Approved
Development Committee Meeting 21 July 2021					
29	21/00754/FUL	Todmorden Hall Rise Lane Todmorden Calderdale OL14 7AA	Change of use from Royal Mail sorting office to Use Class E	Supported	Approved
30	21/00480/LBC	256 - 258 Bacup Road Todmorden Calderdale OL14 7HJ	New openings in rear elevation to create door and window and the	Supported	Approved

			addition of decking (Listed Building Consent)		
31	21/00537/HSE	Northfields Hollingrove Todmorden Calderdale OL14 8BA	1st floor extension to part of deck over existing single storey section of existing dwelling, replacement balustrade to retained portion of deck and new glazed panels and door to form enclosure of existing porch area.	Supported	Approved
32	21/00529/HSE	9 Fern Valley Chase Todmorden Calderdale OL14 7HB	First floor extension to side and alterations to existing single storey extension to rear	Supported provided that the bat self- assessment (which could not be read on the portal) is acceptable and a bat box is fitted.	Approved
33	21/00776/FUL	Calf Lee House Calf Lee Lane Walsden Todmorden Calderdale OL14 6XB	Conversion of detached building to a dwelling	<p>Not supported on the grounds that the road access to the site is very poor and that it is already overwhelmed by the number of vehicles using it.</p> <p>Also, it is not clear, from the information provided, where sewage and surface water will drain to.</p> <p>Also, it is not clear whether a change of usage should be applied for.</p>	Pending consideration

34	21/20088/TPO	Higher Wickenberry 3 - 4 Wickenberry Todmorden Calderdale OL14 8DE	Fell trees (Tree Preservation Order)	Supported providing native trees are planted instead on the site. Particular concern was expressed about the removal of an Ash tree and perhaps one of these could be planted instead.	Approved
35	21/00583/HSE	62 Mark Lane Todmorden Calderdale OL14 5PB	Removal of roof to facilitate second storey extension and construction of two storey front extension	Not supported on the grounds of scale and dominance as the property would be doubled in size. The proposal would mean that the property would not be in keeping with its neighbours and the area. There was concern that the raising of the height of the building would lead to increased overlooking. No information is provided about the issue of flooding including that of surface water.	Approved
36	21/20091/TPO	26 Stoodley Grange Todmorden Calderdale OL14 6JR	Fell one tree (Tree Preservation Order)	Supported providing the tree is replaced with a native tree.	Approved
37	21/00644/FUL	25 Stansfield Road Todmorden Calderdale OL14 5DN	Change of use of appliance bay 4 into Gym/Kit Room including external alterations removal of appliance bay doors to front and rear blocking up of the opening with matching brickwork/blockwork and incorporation of new	Supported	Approved

			doors to rear and windows to the front and side elevations.		
38	21/00366/HSE	281 Rochdale Road Todmorden Calderdale OL14 6RG	External fire-escape stair and enlarging existing window opening to form external door on 2nd floor	Not supported on the basis of the objections raised by the Conservation Officer.	Approved
39	21/10015/ADV	65 - 67 Halifax Road Todmorden Calderdale OL14 5BB	Two non-illuminated projecting signs (Advertisement Consent)	Supported although there was no reference to there being a Folklore Centre in the earlier planning application for this property.	Pending consideration
40	21/00826/FUL	Land North Of 21 Badger Wood Badger Wood Todmorden Calderdale	Residential development of nine bungalows.	<p>Concern was expressed about the following:</p> <p>1 A detailed land contamination report will be crucial as further to the contamination referred to in the application, the applicant has moved a substantial amount of contaminated land from the nearby Sandholme Mill site to this site.</p> <p>2 Flooding – does the balancing pond flood? Will the balancing pond be separated from the proposed bungalows on that side?</p> <p>3 Concern about potential damage during the process of</p>	Pending consideration

building, to the ancient woodland (Longfield Wood).

4. Concern about increased traffic from the site on Key Sike Lane (exiting onto Halifax Rd). Key Sike Lane is already a dangerous area for traffic as it passes over the canal and is effectively a single lane road near Halifax Rd because of roadside parking.

5. Concern about surface water from the site running into the canal. It is suggested that the Canal and Rivers Trust be consulted. Also, that SuDS be added to the proposals.

6. Concern about the unstable land on the site and a full geotechnical survey be obtained.

7 That road, path surfaces etc should be permeable.

8 It was noted that the police have advised that a path should not link with the upper Badger Rd development because of the increase in burglary risk.

9. Although not a planning consideration it is disappointing that the bungalows, that would be advantageous for the elderly/disabled, will not be

				marketed specifically to these groups.	
41	21/20098/TPO	Stanlea Sunnyside Todmorden Calderdale OL14 7AP	Fell one tree (Tree Preservation Order)	Supported providing a native tree is planted in its place.	Approved
42	21/00648/LBC	Blue Bell Lane Cottages Blue Bell Lane Todmorden Calderdale OL14 8SE	Single storey kitchen extension to east elevation (Listed Building Consent)	Supported although concern was expressed about the proposed skylight in the cat slide roof which will negatively impact the look of a grade 2 listed cottage.	Approved
43	21/00647/HSE	Blue Bell Lane Cottages Blue Bell Lane Todmorden Calderdale OL14 8SE	Single storey kitchen extension to eastern elevation	As above. Also subject to checks on the stability of the ground.	Approved
Development Committee 18 August 2021					
44	20/01548/FUL	Owler Mill Bacup Road Todmorden Calderdale OL14 7HL	Conversion and ground and first floor extension to existing vehicle repair garage to form a dwelling	Concerns include: 1. Significant land contamination present on site (local knowledge is that asbestos is present). 2. Access and egress from the site.. 3. Requirement for a bat survey and the provision of a bat box.	Pending consideration

45	21/00841/FUL	Land South Of 335 Bacup Road Gorpley Road Todmorden Calderdale	Construction of dwelling house	<p>Concerns include:</p> <ol style="list-style-type: none"> 1. Radiological contamination. 2. Requirement for a cycle store. 3. Tree survey required 4. Potential for pollution from old mine workings if works result in water accessing this. 5. Plot currently being used for the turning of heavy vehicles. 6. Requirement for hardstanding surfaces to be permeable. <p>Also concerns about possible overlooking and the possibility that the existing spring water supply is currently fully used so that an additional supply may need to be found for this house.</p>	Approved
46	21/00832/FUL	Storage Land Opposite Wood Mill Halifax Road Todmorden Calderdale	Construction of new industrial unit on existing demolition storage yard	Not supported because of issues of highway access.	withdrawn
47	21/00664/HSE	2 Henshaw Woods Todmorden Calderdale OL14 6RA	First floor side extension; single storey rear extension; alterations to rear elevation.	Supported as long as bat box provided.	Approved

Item 8b Development Committee Meeting 25 May 2022

48	21/01023/HSE	12 Cornfield Street Todmorden Calderdale OL14 5SN	Two storey extension to the side elevation	There is not enough information upon which to comment. Please resubmit with full information for the application.	Approved
49	21/00770/HSE	Holden Gate Farm Cottage Bacup Road Todmorden Calderdale OL14 7HP	Granny annex ancillary to dwelling	Supported	Withdrawn
50	21/00773/FUL	Higher Ashes Farm Ashes Lane Todmorden Calderdale OL14 8RF	Access and parking area	Supported however it would be preferable if the parking area was covered in some other temporary permeable surface such as permeable rubber/mesh rather than stone chippings which will starkly contrast with the field.	Approved
51	21/00744/FUL	Land East Of 23 Lumbutts Road Todmorden Calderdale	Timber clad demountable shed for storage	Supported	Approved
Development Committee 15 September 2021					
52	21/01023/HSE	12 Cornfield Street Todmorden Calderdale OL14 5SN	Two storey extension to the side elevation	Supported	Approved

53	21/00793/FUL	Land North Of Hollingworth Lane Walsden Todmorden Calderdale	Single storey detached dwelling	Concerns about the road access for additional traffic and suggest that Highways advise.	Pending consideration
54	19/00648/FUL	Langfield House 38 Kilnhurst Road Todmorden West Yorkshire OL14 6AX	Two detached dwellings	<p>Not supported</p> <p>Concern was expressed that none of the concerns previously expressed by TTC have been addressed. These include the need for a full geological survey, the impact on surface water flooding in the area and further down Kilnhurst Rd to the Commercial St area. Also, concern was expressed about the additional heavy traffic that the proposal would entail during the build on the grade 2 listed packhorse bridge. It was noted that the bridge at Shaw Cross Rd was damaged years ago and still was not repaired and this should not happen with Kilnhurst Rd Bridge.</p> <p>It was suggested that the Canal and River Trust be invited for comment about the bridge.</p>	Pending consideration

55	21/20109/TPO	8 Stoodley Grange Todmorden Calderdale OL14 6JR	Fell one tree (Tree Preservation Order)	Supported but the planting of a native tree suggested to replace the Ash.	Approved
56	21/00880/HSE	High Castle 20 Fair Mount Walsden Todmorden Calderdale OL14 7QQ	Single storey extension and detached swimming pool/gymnasium	Supported providing a geological survey be undertaken and consideration be given to any increase in surface water caused by the excavation and development.	Approved
57	21/00783/FUL	Crab Apple Farm Stoney Royd Lane Todmorden Calderdale OL14 8EP	Wooden field shelter	Supported	Pending consideration
58	21/00494/FUL	Warland Farm Warland Todmorden Calderdale OL14 6XA	Conversion and extension of Mickle Barn and Shippen to provide overnight accommodation, workshop, communal facilities, crafts studios and associated bakery/brewery/bike store (with PV roof covering)/sunspace and greenhouse structures at Warland Farm.	Not discussed due to incomplete documentation on Calderdale website. Will be discussed at the meeting on 13 October 2021	Pending consideration
59	20/01519/FUL	296 Rochdale Road Todmorden Calderdale OL14 7QD	Two detached dwellings	Concern was expressed about potential overdevelopment of the site if the 3 plots go ahead according to the plan. The plot referred to is for 2 semi-	Pending consideration

				<p>detached houses not 2 detached dwellings.</p> <p>It is suggested that Highways confirm that the access route off Rochdale Rd is acceptable. It is also suggested that the access road and hard standing be permeable and that the 6 trees to be removed are replaced on the site with native trees.</p>	
60	21/00840/HSE	501 - 503 Bacup Road Todmorden Calderdale OL14 7HP	Demolition of existing double garage to facilitate triple garage with storage and workshop area above	Supported subject to the fitting of bat boxes.	Not approved
61	21/00903/LBC	Stoodley Hall Stoodley Lane Todmorden Calderdale OL14 6HA	Variation to extant permission (06/02110/LBC), to facilitate rebuilding works after partial collapse (Listed Building Consent)	Supported	Pending consideration
62	21/01005/HSE	7 - 9 Lumbutts Road Todmorden Calderdale OL14 6JE	Extension to existing garage and provision of cantilevered access.	Supported	Approved
63	21/01006/LBC	7 - 9 Lumbutts Road Todmorden Calderdale OL14 6JE	Extension to existing garage and provision of cantilevered access.	Supported	No result found – withdrawn?

64	21/01021/HSE	Friths Cottage Bacup Road Todmorden Calderdale OL14 7PJ	Two storey side and rear extension including demolition of single storey rear and side extension	Supported	Approved
Development Committee 10 November 2021					
65	21/00494/FUL	Warland Farm Warland Todmorden Calderdale OL14 6XA	Conversion and extension of Mickle Barn and Shippen to provide overnight accommodation, workshop, communal facilities, crafts studios and associated bakery/brewery/bike store (with PV roof covering)/sun-space and greenhouse structures at Warland Farm.	Although the proposal has merit this location is unsuitable. The application is not supported as the 'road' involved is a bridleway and is unsuitable for additional vehicular traffic.	Under consideration
66	21/20113/TPO	3 Lob Quarry Stones Road Todmorden Calderdale OL14 7JW	Prune trees (Tree Preservation Order)	Supported subject to the views of the Tree Officer	Approved
67	21/01131/HSE	15 Rossendale View Todmorden Calderdale OL14 6HN	Proposed minor single-storey extension to form porch and ground floor disabled accessible bathroom with external works to provide ramp	Supported	Approved
68	21/01074/FUL	218 Burnley Road Todmorden Calderdale OL14 8EA	Single storey extension to existing ground floor shop, including relocation	Supported subject to concerns of overlooking being addressed in the plans	Pending consideration

			of access to existing flats above.		
69	21/00958/VAR	Shade Chapel Rochdale Road Todmorden Calderdale	Variation of conditions 3, 6, 7, 8 and 9 of planning application 20/00890/FUL	Supported	Approved
70	21/00842/HSE	1 Crossley Street Todmorden Calderdale OL14 6NQ	New window opening and replacement of existing window and door to rear	Supported	Approved
71	21/01241/HSE	5 California Drive Todmorden Calderdale OL14 6PW	Single storey front extension	Supported	Approved
72	21/20141/TPO	3 Stile Moor Rise Todmorden Calderdale OL14 5NS	Fell one tree (Tree Preservation Order)	Supported	Approved
73	21/00996/FUL	Stable Block Opposite Gorpley Cottage Gorpley Road Todmorden Calderdale	Conversion of stable to dwelling	Supported	Pending consideration
74	21/20145/TPO	9A Stoodley Grange Todmorden Calderdale OL14 6JR	Fell two trees (Tree Preservation Order)	Supported subject to the views of the Tree Officer. It is recommended that native trees are planted as replacements	Approved
75	21/00868/HSE	Lane House Farm Eastwood Lane Todmorden	Demolition of existing wood store and porch to facilitate single storey	Supported	Approved

		Calderdale OL14 8RS	extension and replacement porch		
Development Committee 8 December 2021					
76	21/01305/HSE	29 Dale Avenue Todmorden Calderdale OL14 6BA	Replacement of existing raised deck to the rear, and creation of three patio doors from existing windows	Supported	Approved
77	21/01038/LBC	Fielden Statue Centre Vale Park Burnley Rd Todmorden Calderdale	To affix a rectangular plaque on the white plinth at the base of the statue of John Fielden MP (Listed Building Consent)	No comment	Approved
78	21/01112/LBC	Lee Bottom Cottage Lee Bottom Rd Todmorden CALDERDALE OI14 6HF	Demolition of existing lean-to to facilitate single storey side extension (Listed Building Consent)	No comment	Approved
79	21/01111/HSE	Lee Bottom Cottage Lee Bottom Rd Todmorden CALDERDALE OI14 6HF	Demolition of existing lean-to to facilitate single storey side extension	No comment	Approved
80	21/20177/TPO	Heatherlow Upper Shaw Wood Rd Mankinholes Todmorden Calderdale OL14 6BH	Fell one prune six (Tree Preservation Order)	Support. Suggest felled tree be replaced with a native tree	Approved
81	21/20180/TPO	Land adjacent to Henshaw Rd, Walsden	Fell two trees (Tree Preservation Order)	Support. Suggest felled trees be replaced with a native tree	Approved

		Todmorden Calderdale			
82	21/01179/FUL	Higher Greave Farm London Rd Todmorden Calderdale OL14 6HJ	Conversion of an existing barn to provide additional living accommodation to an existing farmhouse, removal of existing extension and conservatory from the farmhouse and the construction of a single lean-to extension. Removal of numerous agricultural shed and outbuildings and the construction of a stable block and yard.	Support providing outdoor ground surfaces are permeable	Pending consideration
83	21/01357/FUL	65-67 Halifax Rd Todmorden Calderdale OL14 5BB	Change of use from bakery and catering facility/café, Eb and Ec (ii) use to bakery and catering facility/café, Eb and Ec (ii) use and Community Use (Class F2)	Support	Approved
84	21/01423/HSE	7 Fair View Street Todmorden Calderdale OI14 6NE	Single storey extension to the rear elevation	Support	Approved
85	21/01077/FUL	1 Stansfield Rd Todmorden Calderdale OL14 5DN	Change of use from shop to hot food takeaway	Support	Approved
86	21/01437/HSE	9 Woodhouse Rd Todmorden Calderdale OI14 6BL	Proposed garage conversion with link, and second storey side extension for disabled use	Support although there is concern about the reduction in parking spaces (the garage) in a road with little parking	Not approved

Development Committee 5 January 2022					
87	21/20216/TPO	Pex House Stones Road Todmorden Calderdale OL14 7JN	Fell one tree (Tree Preservation Order)	Supported	Approved
88	21/01334/HSE	26 Joshua Street Todmorden Calderdale OL14 5EF	Dormer roof extension	Supported	Approved
89	21/01314/FUL	Storage Building Adjacent To Robinwood Activity Centre Jumps Road Todmorden Calderdale	Removal of an existing workshop to facilitate a new dwelling.	Supported	Pending consideration
Development Committee 2 February 2022					
90	21/01122/HSE	24 Harley Wood View Church Road Todmorden Calderdale OL14 8HR	Proposed partial conversion of existing garage into ancillary accommodation with roof terrace over	Supported	Approved
91	21/01278/LBC	Hare And Hounds Inn Ashenhurst Road Todmorden Calderdale OL14 8EA	Window replacement scheme to upgrade windows to double glazing (Listed Building Consent)	Supported	Approved

92	21/10025/ADV	132 Halifax Road Todmorden Calderdale OL14 5QR	Upgrade of existing 48 sheet advert to support digital poster	<p>Not supported.</p> <p>This site is in the Todmorden Conservation area. This proposal is out of keeping with the heritage and visual appearance of the area.</p> <p>Concern was raised that it would be obtrusive for those living in the shops across the road.</p> <p>Concerns were also raised about the stability of the wall involved but also of the building as a whole since the Rope and Anchor pub has been converted into commercial units. Bricks and masonry have fallen from the wall.</p> <p>Concerns were also raised about the danger caused to passing motorists caused by the potential distraction of should a digital poster be installed</p>	Refused
93	21/01586/HSE	46 Pitts Lane Todmorden Calderdale OL14 8NT	To build a timber garden studio, approx. 25 metres from the house, on the site of a now collapsed previous outbuilding. It will be used for computer work. All timber frame, suspended on a joist framed floor, with waney with waney edge cladding. It will have	Supported	Approved

			wood frame double glazing, wooden doors, and insulated. The space will be separated into the studio space, and a storeroom to the side, with a separate front facing door.		
94	21/01188/LBC	Todmorden Town Hall Rochdale Road Todmorden Calderdale OL14 5AA	Installation of three glass panels to the existing balcony handrail (Listed Building Consent)	Supported as a necessary installation	Approved
95	21/01461/FUL	15 Bridge Street Todmorden Calderdale OL14 5AQ	The retrospective application for the installation of an ATM installed through a secure panel to the left-hand side of the shop entrance <i>n.b: Vote was 8 for and 2 against (Cllrs A Hollis and K White)</i>	Not supported This is a grade 2 listed building opposite a grade 1 listed building and is in the Todmorden Conservation area. There are already ATM machines nearby. Also, it is regrettable that this work has been done before TTC has had the opportunity to be consulted	Pending consideration
96	21/10026/ADV	15 Bridge Street Todmorden Calderdale OL14 5AQ	Internally illuminated Free Cash Withdrawals bespoke sign above the ATM Blue LED halo	Not supported This is a grade 2 listed building opposite a grade 1 listed	Pending consideration

			illumination to the surround <i>n.b: Vote was 8 for and 2 against (Cllrs A Hollis and K White)</i>	building and is in the Todmorden Conservation area. There are already ATM machines nearby. Also, it is regrettable that this work has been done before TTC has had the opportunity to be consulted	
97	21/20201/TPO	7 Fern Valley Chase Todmorden Calderdale OL14 7HB	Fell one tree (Tree Preservation Order)	Supported providing a native tree is planted nearby	Approved
98	21/01503/HSE	Millwood House East Millwood Lane Todmorden Calderdale OL14 5SB	First floor extension over existing ground floor kitchen	Supported	Pending consideration
99	21/01328/FUL	8 Halifax Road Todmorden Calderdale OL14 5AD	New A/C and cold store compressors, intake and extract vents, infilling of ATM and window openings. <i>n.b: The vote was 9 for and 1 against (Cllr K White)</i>	Not supported It is regrettable that this work has been done prior to TTC being consulted.	Approved

100	21/10022/ADV	8 Halifax Road Todmorden Calderdale OL14 5AD	2 no. fascia signs n.b: The vote was 9 for and 1 against (Cllr K White)	<p>Not supported</p> <p>Concern was expressed about the prominence of the Illuminated sign which is more like an extended shelf than a fascia (which is normally flat). It would be preferable if a flat sign were installed instead.</p> <p>Concern was expressed about the level of illumination and the colour scheme. The overall impact is not conducive to the site being in a Conservation area opposite the Town Hall. It is recommended that any illuminated sign should be flat and be in a colour and style more conducive to its location.</p> <p>It is regrettable that this work has been done prior to TTC being consulted.</p>	Pending consideration
101	21/01576/HSE	173 Hollins Road Todmorden Calderdale OL14 6QL	Replacement of existing front dormer, new rear dormer. New single storey rear extension and alteration of garden levels.	Supported	Approved

102	22/20006/TPO	29 Kilnhurst Road Todmorden Calderdale OL14 6AX	Fell one tree (Tree Preservation Order)	There is not enough information included to provide comment	Approved
103	21/01554/FUL	Land Northwest Of 6 Kershaw Road Kershaw Road Walsden Todmorden Calderdale	Garage conversion to create new residential dwelling.	<p>Supported provided that concerns about foul drainage, increased traffic on a narrow road and potential flooding/surface water flooding issues being clarified and addressed.</p> <p>A further comment was sent during the consultation period:</p> <p>The land concerned North of Kershaw Rd was sold by Network Rail to CMBC 15/20 years ago and then CMBC sold pieces of the land to residents with the provisor that it would only be used for gardens or garages – i.e. not for building houses on.</p> <p>It seems that the house associated with this land has been sold on and the owner now wants to convert the garage to a dwelling.</p> <p>The access to the garage is very limited and so allowing it to be converted to a dwelling will cause access issues. It is also possible that if planning permission is granted for this application then other</p>	Approved

				<p>householders who have abided by the conditions of sale of the land may do the same which would be problematic if access is an issue”.</p> <p>It therefore seems that the conditions applied to the sale of the land means that it would be inappropriate to convert the garage to a dwelling. I expect that CMBC records of the sale of land will provide relevant information.</p> <p>The Development Committee would be grateful if this information could please be taken into consideration.</p>	
Development Committee 2 March 2022					
104	22/00095/FUL	Eastwood Waste Water Treatment Works Halifax Road Todmorden Calderdale	Installation of a new chemical dosing kiosk.	Supported	Approved
Development Committee					

30 March 2022					
105	21/01409/FUL	Higher Longfield Farm Rough Side Lane Todmorden Calderdale OL14 6JL	Detached green oak framed single garage with side store.	Supported	Approved
106	21/00801/HSE	51 Dineley Avenue Todmorden Calderdale OL14 5PA	First floor side extension and two storey and single storey extension to rear	Supported but noted that bat roosting facilities are required	Approved
107	21/01345/FUL	Cross Farm New Road Mankinholes Todmorden Calderdale OL14 6HP	Provision of bases for 4 shepherd's huts and 3 bell tents with associated lighting and drainage to form Wellbeing Centre adjacent Cross Farm; formation of paths and hard-standing for car parking and bases for shepherd's huts	Not supported because this development is inappropriate because of: 1. Access issues – the road infrastructure (including a hairpin bend) does not support additional traffic. This would be an issue for the emergency services. Also, the access over Shaw Bridge is problematical as this is damaged and cannot take extra traffic. 2. Nearby ancient buildings (cross) need to be protected. 3. There is an existing application for a 5 x bedroom house outstanding.	No results found – application withdrawn?
108	20/01519/FUL	296 Rochdale Road Todmorden Calderdale OL14 7QD	One pair of semi-detached dwellings (Amended plans)	Not supported because of access issues and insufficient parking for cars and cycles	Pending consideration
109	22/00189/HSE	14 Stile Road Todmorden Calderdale OL14 5NU	Demolition of existing rear extension and erection of single storey rear extension with associated external works.	Supported	Pending consideration

110	22/00150/FUL	Cloughside House Peel Cottage Road Walsden Todmorden Calderdale OL14 7BF	Construction of 2 x detached dwellings with associated parking and amenity space	Not supported because of: 1.the narrow access road, 2.the reduction in parking available on the site and nearby, and 3. the mixed materials proposed for the two houses 4.the impact of any construction traffic on the road users 5. the existence of a badger sett on the site	Pending consideration
111	21/01558/HSE	3 Church Walk Todmorden Calderdale OL14 6PY	Replace existing lobby with new rear extension, and new first floor extension, constructed on piers, to the front elevation.	Supported	Under consideration
112	21/01462/LBC	15 Bridge Street Todmorden Calderdale OL14 5AQ	The retrospective application for the installation of an ATM installed through a secure panel to the left hand side of the shop front	Not supported in this important location opposite a grade 1 listed building because of this application is retrospective and because the site is grade 2 listed. It was noted that the tenant is unaware who the landlord is and that he had been advised that all planning permissions had been gained in advance of the work.	Under consideration
Development Committee 27 April 2022					
113	21/00986/OUT	Brookfield Farm Woodhouse Road Todmorden Calderdale OL14 6BL	New dwelling (Outline)	No comment until further detail available	

Item 8b Development Committee Meeting 25 May 2022

114	22/00159/HSE	252 Burnley Road Todmorden Calderdale OL14 8EA	Demolition and replacement of single storey summer room lean-to, with a single storey extension	Supported	
115	22/00176/HSE	Middle Hollies Strines Street Walsden Todmorden Calderdale OL14 7TE	Replacement single storey extension	Supported	
116	22/00432/HSE	Moor Edge Mankinholes Bank Todmorden Calderdale OL14 6HR	Extension to existing garage with alterations to roof.	Supported	
Development Committee 25 May 2022					