

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 |
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| 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 | No decision as yet |
| Emergency Committee Meeting 26 May 2020 | | | | | |

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| 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 Orde | 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 |

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| 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 |

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| | | 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 |

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| | | 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 |

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| | | 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 |

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| 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 |

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| | | 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 |

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| | | <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 landslide. 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 |

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| | | 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 |

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| | | | | <p>overflow into Halifax Road, an area already affected severely with flooding through insufficient drainage capacity.</p> <p>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.</p> <p>Given its location we would ask that the Canals and Rivers Trust is also consulted regarding the potential impact on the canal.</p> <p>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.</p> | | |
| 49 | 20/80010/DNO | Walsden Rochdale Todmorden Calderdale OL14 7SN | Library Road | Demolition of timber flat roofed building | <p>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.</p> | Council approval not required |

Item 8b Development Committee Meeting 30 March 2022

| Development Committee Meeting 28 Oct 2020 | | | | | |
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| 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 Kilnhurst Lane Todmorden Calderdale | Felling Licence Application | Supported | No objections subject to conditions |
| 56 | 20/20217/TPO | 1 Fern Valley Chase Todmorden West Yorkshire OL14 7HB | Prune one tree (Tree Preservation Order) | Supported | Approved |

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| 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. 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. | Approved |

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| 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 property and the site lines on to the fast-moving Burnley Rd and There is no damage to the cemetery wall | Approved |
| 66 | 20/01102/FUL | 65 - 67 Halifax Road Todmorden | Change of use from general storage / | Supported | Approved |

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| | | Calderdale OL14 5BB | distribution B8 to Bakery and catering facility A3, replace rotten windowsills, form new entrance | | |
| 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 | Supported | Approved |

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| | | | 04/01508, 19/00692 and 20/00775/FUL | | |
| 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 Todmorden Calderdale | Fell two trees (Tree Preservation Order) | Supported. It is recommended that native trees be planted to replace the felled trees | Approved |
| 75 | 20/80011/DNO | Ferney Lee Services For Older People Lower Ferney Lee Todmorden | Demolition of former care home | Supported | Approved |

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| | | Calderdale OL14 5NR | | | |
| 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 Todmorden Calderdale OL14 7SX | Renewal of permission for the caravan to the side of the cricket field as originally approved on 17/01262/FUL | Supported | Approved |
| 80 | 20/01323/FUL | Land Adjacent To 5 California Drive | New dwelling | Supported subject to a land stability report, a | Approved |

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| | | Todmorden West Yorkshire | | contamination report, investigations concerning the spring water pipe on the site and permeable surfaces. | |
| 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 | Fell two trees (Tree Preservation Order) | Supported but recommend that the felled trees be replaced by | Approved |

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| | | Walsden Todmorden Calderdale | | indigenous trees, if not in the same position, elsewhere on the site | |
| 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 | <p>Not supported on the information provided.</p> <p>As this land was previously a quarry many additional surveys are required including a:</p> <ul style="list-style-type: none"> • Topographical survey / service trace. • Detailed land stability assessment. • Arboricultural survey to assess the trees species present on site. • A phased approach of Intrusive site investigation, comprising: | Withdrawn |

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| | | | | <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 • 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 | Approved |

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| | | | | information about this is therefore required. | |
| 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 Road Lumbutts Todmorden Calderdale OL14 6PT | Alterations and extension to existing conservatory | Supported | Approved |

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| 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. | Pending consideration |
| 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. | Approved |

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| | | | | These properties are to be included in the Neighbourhood Plan as they are important buildings in the town | |
| 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 Lee Lane 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 | | | | | |

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| 31 March 2021 | | | | | |
| 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 | 20/01441/HSE | 29 Market Street Todmorden Calderdale OL14 7NR | New flat roof above existing single storey side extension creating balcony with new door opening | Supported | Pending consideration |
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| 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 pursuant 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) | Not supported 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. | Pending consideration |

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| | | | | 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. | |
| 3 | 21/00075/HSE | Stone House Rochdale Road Todmorden Calderdale OL14 6XD | Single storey extension to East elevation and conservatory to South elevation | Supported providing any flooding issue are mitigated and the external surfaces are permeable. A watching brief will be kept checking that properties such as this one remain small buildings. | Pending consideration |
| 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 room and porch with replacement extensions. | 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. A watching brief will be kept checking that properties such as this one remain small buildings. | Approved |
| 5 | 21/00065/FUL | 8 Halifax Road Todmorden | Change of use of existing vacant bank (E(c)(i)) to a | Supported providing the area around and behind the property | Approved |

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| | | Calderdale OL14 5AD | hot food takeaway (Sui generis) | 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. | |
| 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 |

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| 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. | <p>The following concerns were raised;</p> <ol style="list-style-type: none"> 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. 4. Should there be a separation/fence provided between the existing and proposed house? <p>Also, it was noted that this property is used as a camping site – is it registered as such?</p> | Pending consideration |

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| 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> | Pending consideration |
| 11 | 21/00502/LBC | The Shippon North Ramsden Ramsden Lane Todmorden Calderdale OL14 7RS | Single storey extension to West elevation (Listed Building Consent) | 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) to be used are matching/sympathetic to this grade 2 listed property. | Approved |
| 12 | 21/00501/HSE | The Shippon North Ramsden | Single storey extension to West elevation | As above | Approved |

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| | | Ramsden Lane Todmorden Calderdale OL14 7RS | | | |
| 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 be 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 |
| 14 | 21/00304/HSE | Old Fold Farm Crossley New Road Todmorden Calderdale OL14 8RP | Detached double garage and workshop/wood store. | <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</p> | Approved |

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| | | | | <p>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> | |
| 15 | 21/56011/CLA18 A | Footbridge To South Of Walsden Station Clough Road Walsden Todmorden Calderdale | <p>Proposed works to reconstruct the Footbridge to south of Walsden Station, Rochdale Road, Walsden:</p> <p>Request for Prior Approval under Part 18 of the General Permitted Development Order</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 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</p> | Refused |

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| | | | | <p>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> | |
| Development Committee Meeting 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 | Residential development of six flats (Reserved | Not supported. | Pending consideration |

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| | | Todmorden Calderdale | matters pursuant to planning application 16/01432/OUT) | <p>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.</p> <p>The building of 6 flats would be an overdevelopment of the site.</p> | |
| 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 as shown on accompanying drg no: 2700-100 Site Layout and Land Sections | <p>Not supported on the basis of the current plans.</p> <p>There are several menage facilities in this area and 'congestion' of horse boxes is experienced regularly by residents. The roads are very 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</p> | Approved |

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| | | | | <p>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> <p>.</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 Henshaw Road Walsden Todmorden Calderdale | Fell one tree (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 |
| 23 | 21/00431/FUL | Land North East Of Higher Allescholes Farm Allescholes Road Walsden | 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 | Approved |

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| | | Todmorden Calderdale | | <p>down the valley. Also, the provision of water from the roof for animals should be confirmed.</p> <p>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.</p> | |
| 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 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 | 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 |

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| | | | <p>reduce the need to park on the main road.</p> <p>It is proposed that the tarmac footpath will be lowered with tapered kerbstones and that compacted hardcore will be used for the parking area.</p> <p>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.</p> | | |
| 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 | Conversion of Mickle Barn to provide bunkhouse | Todmorden Town Council wishes to support sustainable development in the town and | Pending consideration |

Calderdale
OL14 6XA

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 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

the increase in local employment.

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.

Concern was raised about the arrangements for drainage, especially foul drainage – where a soakaway into a field is proposed.

Concern was raised about the reference to a roof being made from asbestos cement.

The plans are adventurous but it was felt that more detail was required. Members expressed an interest in visiting the site.

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| | | | 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 addition of decking (Listed Building Consent) | Supported | Approved |
| 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 | Supported | Approved |

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| | | | enclosure of existing porch area. | | |
| 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 | 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. Also, it is not clear, from the information provided, where sewage and surface water will drain to. Also, it is not clear whether a change of usage should be applied for. | 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 | Not supported on the grounds of scale and dominance as the property would be doubled in size. The proposal would mean | Approved |

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| | | | construction of two storey front extension | <p>that the property would not be in keeping with its neighbours and the area.</p> <p>There was concern that the raising of the height of the building would lead to increased overlooking.</p> <p>No information is provided about the issue of flooding including that of surface water.</p> | |
| 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 doors to rear and windows to the front and side elevations. | Supported | Approved |
| 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 |

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| 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 building, to the ancient woodland (Longfield Wood).</p> <p>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</p> | Pending consideration |

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| | | | | <p>near Halifax Rd because of roadside parking.</p> <p>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.</p> <p>6. Concern about the unstable land on the site and a full geotechnical survey be obtained.</p> <p>7 That road, path surfaces etc should be permeable.</p> <p>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.</p> <p>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.</p> | |
| 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 |

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| 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 | Concerns include: 1. Radiological contamination. 2. Requirement for a cycle store. 3. Tree survey required | Approved |

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| | | | | <p>4.Potential for pollution from old mine workings if works result in water accessing this.</p> <p>5.Plot currently being used for the turning of heavy vehicles.</p> <p>6. Requirement for hardstanding surfaces to be permeable.</p> <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> | |
| 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 |
| 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 |

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| 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 | Two detached dwellings | Not supported Concern was expressed that none of the concerns previously | Pending consideration |

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| | | OL14 6AX | | <p>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> | |
| 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 | 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 | Pending consideration |

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| | | Walsden Todmorden Calderdale OL14 7QQ | | by the excavation and development. | |
| 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- detached houses not 2 detached dwellings. 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 | Pending consideration |

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| | | | | be removed are replaced on the site with native trees. | |
| 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 | | | | | |

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| 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 of access to existing flats above. | Supported subject to concerns of overlooking being addressed in the plans | Pending consideration |
| 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 |

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| 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 Calderdale OL14 8RS | Demolition of existing wood store and porch to facilitate single storey extension and replacement porch | Supported | Approved |
| Development Committee 8 December 2021 | | | | | |

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| 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 | Pending consideration |
| 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 | Pending consideration |
| 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 | Pending consideration |
| 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 Todmorden Calderdale | Fell two trees (Tree Preservation Order) | Support. Suggest felled trees be replaced with a native tree | Approved |
| 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 | Support providing outdoor ground surfaces are permeable | Pending consideration |

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| | | | 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. | | |
| 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 | Pending consideration |
| 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 | Pending consideration |
| 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 |

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| 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 | Pending consideration |
| 92 | 21/10025/ADV | 132 Halifax Road Todmorden Calderdale OL14 5QR | Upgrade of existing 48 sheet advert to support digital poster | Not supported. This site is in the Todmorden Conservation area. This proposal is out of keeping with the heritage and visual appearance of the area. | Pending consideration |

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| | | | | <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> | |
| 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 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. | Supported | Approved |

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| 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 | Under consideration |
| 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 illumination to the surround <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 | Pending consideration |

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| | | | | 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. n.b: The vote was 9 for and 1 against (Cllr K White) | Not supported It is regrettable that this work has been done prior to TTC being consulted. | Pending consideration |
| 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) | Not supported 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. | Pending consideration |

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| | | | | <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> | |
| 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 | Pending consideration |
| 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 | Garage conversion to create new residential dwelling. | Supported provided that concerns about foul drainage, increased traffic on a narrow road and potential flooding/surface water flooding | Approved |

Todmorden
Calderdale

issues being clarified and addressed.

A further comment was sent during the consultation period:

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 proviso that it would only be used for gardens or garages – i.e. not for building houses on.

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.

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 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”.

It therefore seems that the conditions applied to the sale of the land means that it would be inappropriate to convert the

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| | | | | <p>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 | <p>Eastwood Waste Water Treatment Works Halifax Road Todmorden Calderdale</p> | <p>Installation of a new chemical dosing kiosk.</p> | Supported | Pending consideration |