

Item 6 Development Committee – 13 September 2023 - Summary of information from Planning Applications

Item no	Application Number	Address	Purpose	Note
6a	23/20124/TPO	Land Adjacent To Shaw Clough Shaw Wood Road Todmorden Calderdale	Fell two Ash trees (Tree Preservation Order)	Permission to fell two trees with Ash Dieback. There is concern that they could fall on a neighbours property. The owners have been advised by the Tree Officer to have the trees removed
6b	23/00840/HSE	1 Stones Road Todmorden Calderdale OL14 7JP	Demolition of single storey, flat roofed utility room and toilet. Construction of 2 storey extension	<p>The proposals involve the demolition of a single storey utility room and toilet and the erection of a 2-storey extension to provide a utility room, shower and toilet and separate dining room at ground level and an additional bedroom with en-suite shower room at first floor level</p> <p>It is stated that the property is not listed but is located approximately 36 metres from the entrance gateway to Dobroyd Castle. Both the gateway and Lodge are listed. Further up Stones Road other listed buildings include the Barn, Pex House, The Model Farm to Dobroyd Castle is also located above the gateway. All of these heritage assets are Grade 2 listed but it is stated that they are not close enough to be affected by these proposals and that the site is screened from the gateway by an embankment with a large number of trees which are part of the Dobroyd Estate and there is no visual link between the listed buildings and the proposed development.</p> <p>It is proposed to use mainly matched materials: walls – red brick, roof -double Roman interlocking concrete tiles, windows - white PVC double glazed, doors – existing are painted softwood though it is proposed to use White PVC double glazed for the new kitchen, Vehicle access and hard standing - compacted chippings to driveway and concrete paving flags to footpaths.</p>

				<p>Several photos have been included to demonstrate that a bat self-evaluation is not needed.</p> <p>It is proposed to include a bat and owl boxes and a bee brick to aid species enhancement</p>
6c	23/20126/TPO	Heatherlow Upper Shaw Wood Road Mankinholes Todmorden Calderdale OL14 6BH	Prune two trees (Tree Preservation Order)	The proposal is to prune two Sycamore trees; one is growing near overhead lines and the other has overhanging branches over the drive.
6d	23/00785/HSE	22 Sackville Street Todmorden Calderdale OL14 5BS	Single storey extension to rear of dwelling	<p>This property is in the Conservation area. The proposal is to provide an improved kitchen layout. The proposals have been based on the neighbouring existing properties which have already been extended and has been designed to maximise the potential of the internal layout, whilst minimising the new external footprint.</p> <p>The property is located within Flood Zone 3 and is within 20m of the River Calder. The proposed domestic extension will not alter the use class or the vulnerability category</p> <p>To mitigate against any potential flooding, it is stated that the materials proposed for the extension, will be of a robust construction, masonry cavity walls, sealed doors and windows, solid ground floor construction. Internally the walls will be sealed and painted in water resistant paints. Electrical sockets will be located above counter top level to maintain electrical safety in the event of a flood. The new roof will be equivalent in area to the impermeable ground area which it replaces. It is stated that there will be no increase in the drainage area the amount and speed of run off of any surface water will be as existing. Existing roof and surface water drainage will be retained, flowing into the combined sewer drainage from the</p>

				<p>site, as at present. It is stated that the proposal will not add to the possibility of flooding in the future.</p> <p>It is stated that the materials to be used will match those existing: roof -blue slate, Proposed materials and finishes: walls – sandstone, doors - painted timber.</p>
6e	23/00831/HSE	Green Meadows Barn Greenhills Lane Todmorden Calderdale OL14 7AQ	Proposed Two- storey rear extension	<p>This application will provide a dining kitchen and larger lounge on the ground floor and two larger bedrooms, one with an ensuite and walk in wardrobe.</p> <p>A bat self-assessment has been completed and photos provided to support there are no bat roosts present.</p> <p>The proposed materials are matched to those existing: walls – coursed natural stone, roof - natural blue-grey slate roofing tiles, windows and doors - UPVC window frames</p>
6f	23/20115/TPO	Scaitcliffe Hall Burnley Road Todmorden Calderdale OL14 7DQ	Prune Three Trees (Tree Preservation Order)	<p>This application is to crown lift two trees to provide clearance from vehicles, telegraph poles and cables running through them, as advised by Calderdale Council.</p> <p>To crown thin one tree to allow more light for a neighbouring property, as advised by Calderdale Council.</p>