

Item 6 Development Committee – 26 April 2023 - Summary of information from Planning Applications

Item no	Application Number	Address	Purpose	Note
6a	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of Annex	TTC supported this application in October 2022: The application has been amended to address the concerns of Highways that parking is required for 2 cars and not 1. The plans have been amended to do this.
6b	23/00197/FUL	Highfield Stables Hey Head Lane Todmorden Calderdale OL14 8RE	Conversion and extension of existing stables and tack room to dwelling	The proposal is for a single storey house in the same position as the existing stable block. The materials to be used are: walls- local stone and timber cladding, roof – slate, windows- aluminium double glazed units, hard standing – stone chippings. It is stated that these materials will help the building blend into its surroundings and not impact on views. It is proposed to have 3 car parking spaces and 3 cycle spaces. Sewage will be through a treatment plant and water supply from an existing bore hole. It is proposed that the access to the property will be the existing access. Heating/water will be by a ground source pump and solar panels.
6c	23/00194/HSE	4 Maple Street Walsden Todmorden Calderdale OL14 7TH	Proposed single storey extension and dormer roof extension to both north and east elevations	The proposal is to add a dining room and snug on the ground floor and extra bedroom on the second floor. The materials proposed are: walls – brick to match existing with single ply to the dormers, roof blue slate to match existing, windows and doors – UPVC to match existing plus composite. Bat self-assessment states that no bats have been seen and there is no evidence of them.

				It is noted in the photos that the other houses in the terrace have dormer windows.
6d	23/00024/LBC	Pex House Stones Road Todmorden Calderdale OL14 7JN	Replacement of first and ground floor windows and French door to front elevation; to change one of the windows from non-opening to opening (Listed Building Consent)	<p>The property is a Grade 2 listed mid-18th century Grade II farmhouse .</p> <p>The proposal is for the replacement of the windows and patio door to the front elevation. The existing windows are wood, over twenty years old, and in poor condition. It is stated that the replacements will be of a traditional design, be double glazed, and match the appearance of the existing windows (painted white) as closely as possible. It is stated that the fitting of an opening window will allow additional ventilation to prevent damp in the house. It is stated that the patio door, which is also made of wood, is rotting but that it may be possible to just replace the foot sill.</p> <p>It is stated that the proposed works will have a minimal impact on the character and appearance of the farmhouse and that the changes will be in keeping with the traditional vernacular character of the building.</p> <p>It is stated that the visual impact should be minimal.</p>
6e	22/00395/FUL	The Shaw South New Road Mankinholes Todmorden Calderdale OL14 6HP	Change of use of land for the siting of three shepherd huts for the purposes of glamping and associated parking and turning, cycle and bin storage, footpaths and landscaping	<p>TTC previously said ‘no comment’ when the previous plans for four glamping pods with hot tubs was considered in August 2022.</p> <p>Plans have now been submitted for three shepherd huts.</p> <p>The flood manager has stated that an assessment of downslope flows is required to prevent additional runoff from the site or treatment soakaway affecting downstream properties or roads. The Tree Officer accepted the tree assessment.</p> <p>Highways stated that the site is in a remote, rural location with a bus service, although these are infrequent with no evening services and limited services at the weekend. It is stated that there are also no local facilities within walking distance such as a convenience store. The nearest pub is over a kilometre distance on foot on an unlit road with no footway. This is contrary to both the RCUDP and NPFF. The site is not in considered to be in a sustainable location and guests would be reliant on a car for most if not all their journeys.</p>

				<p>However, the visibility at the existing gates access that is proposed to form the proposed egress onto New Road is acceptable given the existing access is wide enough to facilitate an adequate visibility splay onto the highway.</p> <p>It is stated that glamping accommodation is warranted in this location, to cater to increasing visitor demand, without sacrificing the area's beauty or ecology. Also, that this would benefit local businesses.</p>
6f	23/00326/LBC	Lee Farm Lee Lane Todmorden Calderdale OL14 6HS	Reinstatement of 4 no stone mullions to north facing elevation, removal of modern fire and infill to stone fire surround and installation of wood burner (Listed Building Consent)	<p>This property is a grade 2 listed building.</p> <p>It is proposed to use natural stone for the work to match the existing.</p>