

Item 6 Development Committee – 4 January 2023 - Summary of information from Planning Applications

| Item no | Application Number | Address | Purpose | Note |
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| 6a | 22/01212/FUL | Brink Top Farm Brink Top Todmorden Calderdale OL14 6JB | Multipurpose building to include office, wash facilities, workshop, storage and solar panels to roof | <p>The site is located within the Lumbutts and Mankinholes conservation area and forms a part of Brink Top Farm which is grade 2 listed. It is stated that it is proposed to site the building in the paddock adjacent to the farm along the field wall closest to the built area but outside of the curtilage of the adjacent listed building. It is stated that this will minimise the impact both on the open countryside and on the historic built fabric.</p> <p>The proposal is for a mixed-use building to provide a multipurpose space for an office, wash facilities, rest room, kitchen, workshop and storage for personal use and from which improvements can be made to the fields, with storage and plant resource for sustainable heating solutions to support the adjacent dwelling.</p> <p>It is proposed that the walls will be natural stone, the roof will be aluminium, windows will be aluminium and wood and the doors will be made from composite materials.</p> <p>Objections have not been raised by Highways although the Flood Manager has proposed conditions on drainage.</p> |
| 6b | 22/01247/LBC | Fielden House Lee Bottom Road Todmorden Calderdale OL14 6HF | Revision to listed building consent 21/00101/LBC to revise the location of the external door and ground floor window of the approved two storey side extension and provide an electric vehicle charging point (Listed Building Consent) | <p>Planning and listed building consent has already been granted under applications 21/00100/HSE and 21/00101/LBC for the following work:</p> <ul style="list-style-type: none"> i) demolition of the existing appended utility room to the side of the house. ii) construction of a new two storey extension in place of the demolished utility room. iii) construction of a new single storey extension to the rear of the property to provide a new sitting room. <p>Todmorden Town Council gave the following feedback when the application was submitted:</p> <p><i>‘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.’</i></p> |

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| 6c | 22/01273/FUL | Storage Land Opposite Wood Mill Halifax Road Todmorden Calderdale | Storage unit | <p>The application is to erect a storage unit on land which is covered in flat concrete and is currently used for demolition storage. Planning permission was previously granted in 2002 for a storage building for vehicles, plant and machinery (12/00178). This was not constructed and the site is still in use as a demolition storage yard.</p> <p>It is proposed that the walls and roof will be green cladding panels set on a stone plinth.</p> <p>It is stated that the building will not change the use of the land for storage but will provide cover for both security and weather protection.</p> <p>Highways has stated that the proposals are not acceptable on highway safety grounds, the proposed access arrangements do not offer adequate dimensions, passing places, visibility splays or necessary turning areas and therefore could result in pedestrian or highway safety issues in the vicinity of the site.</p> |
| 6d | 22/01268/FUL | Land East Of Castle Naze House Halifax Road Todmorden Calderdale | Residential development of three town houses | <p>This site has had previous outline planning permission for 3 houses (Ref: 18/01472/OUT). This site has not been identified in the draft Calderdale Local Plan, probably because it is a small parcel of land.</p> <p>The proposals are for three x 3-storey, 4-bedroom link-detached houses. There will be 6 parking spaces in a shared area of block paving.</p> <p>It is stated that it is anticipated that the new dwellings will be constructed in a traditional style, using materials to accord with the local character, probably natural coursed stone to the walls and natural slates to the roofs.</p> <p>The site is in flood zone 1.</p> <p>The application states that consideration has been taken of local wildlife such as bats.</p> <p>It is stated that the land is not thought to be contaminated although there may be some remaining debris from the demolition of the terrace of houses that was there over thirty years ago.</p> <p>It is stated that the site is near what was the Rose and Crown Public House and milestone which are grade 2 listed. It is stated that the development will</p> |

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| | | | | not visually impact the grade 2 listed building as there is a car wash and a mature house between. |
| 6e | 22/00470/FUL | 26 - 30 Rochdale Road Todmorden Calderdale OL14 7LD | First floor rear extension and change of use to create first and second floor short stay accommodation | <p>This proposal relates to the premises of Vedas restaurant which is situated in the Todmorden Conservation area and opposite the Golden Lion pub, a grade 2 listed building. It is stated that the construction at the rear of the building will not impact the street scene in the conservation area.</p> <p>It is stated that the proposal for short-stay accommodation will encourage visitors to the area and provide short-term accommodation for business and leisure use. The proposal is for 14 en-suite rooms over 2 floors, some with 2 double beds. It is proposed that the reception area will be on the ground floor. There is no parking provided.</p> <p>The application proposes to construct an extension to the first-floor accommodation at the rear of the existing building and reconfigure the vacant first and second storey spaces to form short stay accommodation. The first-floor extension is to be constructed over the existing single storey footprint that forms part of the restaurant kitchen. The existing coursed stone finish is to be retained at ground floor level, with the first-floor extension finished using matching materials and feature stone heads and cills to proposed window positions to match the architectural detailing on the rear and gable elevation. The roof is to be a stone parapet construction. Existing window openings at the rear of the property will be reinstated as part of the first-floor refurbishment works as well as the north light roof lights to the main roof structure. The existing front windows at first and second floor level are to be replaced with flush casement heritage uPVC in a colour to be determined. The scheme will be fully accessible with the inclusion of a lift facility.</p> <p>It is stated that the scale of the proposal is in keeping with the scale of the overall existing building. The design of the proposed extension will be detailed to harmonise with the original building.</p> <p>A report suggests that there is no evidence that the works will impact bats or birds but a bat roosting box is proposed.</p> <p>The site is within Flood Zone 2 and 3. However, the proposal relates primarily to the first and second floor level which would be above the flood risk water levels.</p> |

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| | | | | <p>The Highways Officer does not support the proposal because of the lack of parking provision, internal and secure cycle storage facilities for each resident and an area for refuse storage and/or collection.</p> <p>Countryside Services acknowledges that the changes proposed would not impact bat roosting but has made recommendations for the accommodation of bats, swifts and sparrows.</p> |
| 6f | 22/01290/FUL | Mitsubishi Chemical Advanced Materials UK Ltd Woodhouse Road Todmorden Calderdale OL14 5RJ | New structure to provide a covered shelter of the existing open topped skips | <p>The structure is to be made from corrugated metal sheeting.</p> <p>The large (40cubic yds) open topped skips are located to the rear of the factory yard. The proposed shelter will provide a cover to the skips, offering protection from winds and preventing them from falling with rain. Isolated pad stone foundations are proposed to support the structure.</p> <p>The site is in a zone 3 flood zone, but it is stated that the proposals will not increase the flood risk.</p> <p>Highways have no objection to the proposal.</p> |
| 6g | 22/01050/FUL | Land At Vulcan Street Off Rochdale Road Todmorden Calderdale | Construction of one detached dwelling (Amended Plans) | <p>Todmorden Town Council supported the original planning application for 2 semi-detached houses on 9 November 2022.</p> <p>The application has since been resubmitted, this time as a single 4 x bedroom detached house with a garage and 2 parking spaces.</p> <p>It is proposed that the house will be built of reclaimed stonework, split faced grey reconstructed stone and a grey slate roof. All windows, doors and visible pipework will be in dark brown uPVC.</p> <p>Highways did not support the original application or the updated one because of the lack of parking and a safe splay for access/egress at this location makes it unsuitable for further intensification. Also, it is stated that secure cycle storage, refuse storage and an EV charging point are necessary for any plans.</p> <p>The Environment Agency does not support the plans as the site is in flood zone 3 and an acceptable flood risk assessment. A new flood risk assessment has now been submitted.</p> <p>It is stated that a land contamination report will be produced if the revised application is successful.</p> |

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| 6h | 22/01296/FUL | Millers Lodge Todmorden Edge Parkin Lane Todmorden Calderdale OL14 7JF | Conversion and extension of former agricultural building to dwelling (Part Retrospective) | <p>The proposal is for an amendment to a previously approved scheme for a dwelling and includes a single storey extension to the south elevation of the dwelling. The building is in the vicinity of the Grade II listed buildings to the north and south of the site. It is stated that the proposals will not have any adverse impact on the architectural and historic character or appearance of those buildings or their setting.</p> <p>The proposal is for a 4 x bedroom house.</p> <p>It is stated that the walls will be made from stone and cladding, the roof will be cladded. The windows and doors will be made from aluminium.</p> |
| 6i | 22/01316/HSE | 25 Royd Street Todmorden Calderdale OL14 5JL | Construction of a new deck, stairs and patio to rear | Timber effect decking, glass and a balustrade to be used. |
| 6j | 22/01378/PIP | Ruegen The Mount Todmorden Calderdale OL14 8BH | Dwelling (Permission in Principle) | <p>The application is for permission in principle for the building of a single house.</p> <p>The site is an area of unused private land, located adjacent to the Hollins. It is stated that the land was formerly used as a garden, but due to the steepness of it, and that it is not accessible from the curtilage of the dwellinghouse, it has remained unused since 2018.</p> <p>It is proposed that access to the site will be from the Hollins.</p> <p>The site lies within Flood Zone 1.</p> |
| 6k | 22/01375/HSE | Lumbutts House Lumbutts Road Todmorden Calderdale OL14 6JE | Alterations to Lumbutts House, including renovation works. | <p>The property is grade 2 listed. It was originally the mill owner's house to Lumbutts Old Mill and dates from the mid C19.</p> <p>It is stated that the proposals are intended to remedy issues with damp/poor ventilation and insulation caused at least partially by previous works and to provide a more coherent design for the house. It is stated that the current windows and external doors are brown and that the new windows will be white timber sashes.</p> |
| 6l | 22/01376/LBC | Lumbutts House Lumbutts Road Todmorden Calderdale OL14 6JE | Alterations to Lumbutts House, including renovation works (Listed Building Consent) | See above |

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| 6m | 22/01337/HSE | 34 Winterbutlee Grove Walsden Todmorden Calderdale OL14 7QU | Construction of dormer accommodation within attic. | The proposal is for a full width dormer in the roof at the front of the property to create one additional bedroom in the attic (to make five in total in the house), storage and to remove an existing bathroom. It is proposed that the materials to be used will match those existing: stone walls, blue slate roof and grey UpVC windows. |
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