

Item 6 Development Committee – 8 November 2023 - Summary of Information from Planning Applications

Item no	Application Number	Address	Purpose	Note
6a	23/00946/FUL	Calder Bank House Shaw Wood Road Todmorden Calderdale OL14 6DA	Change of use from nursing home (Use Class C2) to single dwelling (Use Class C3) with alteration to roof structure and external accessible ramp to east and south elevations	<p>The proposal is for a single 4+ bedroom residential property with enhanced insulation, solar panels and air source heat pump.</p> <p>It is proposed to refurbish the lead dormers and relocate some existing sky lights to the North facing roof of the property to aid light, reduce unwanted heat and increase thermal efficiency so that the solar panels can be sited in the best location. Double glazed windows will be fitted as well as Mechanical Ventilation Heat Recovery (MVHR).glazing frames.</p> <p>It is proposed to replace the existing lead and white UPVC glazing frames with zinc and aluminium</p> <p>The Environment Agency has requested an up-to-date flood risk assessment as the change of the property to residential is deemed to be more vulnerable in a Zone 3 flood area. The flood risk assessment states that historically only the cellar of the property has flooded.</p> <p>There are no objections from Highways.</p> <p>A self-assessed bat survey has been done stating that all cracks and gaps are filled so no access for bats.</p>
6b	23/01000/LBC	1 Chapel House Cottages Grey Stone Lane Todmorden Calderdale OL14 8RN	Replacement windows (Listed Building Consent)	<p>This property is grade 2 listed and dates from the late 17th century/early 18th century.</p> <p>The aim is to increase the energy efficiency and to improve the weatherproofing. Damp is a problem with the property, and it is believed that double glazed windows will help improve the internal fabric of the house. No 3 Chapel House Cottages was</p>

				granted approval for double glazing back on 08.08.2001. The current windows are wooden, and the replacements will be also.
6c	23/20164/TPO	The Mill House Burnley Road Todmorden Calderdale OL14 7DQ	Fell one tree, prune one tree (Tree Preservation Order)	The proposal is to fell one tree and prune one tree
6d	23/00977/FUL	48C Halifax Road Todmorden Calderdale OL14 5QG	Conversion of community room to single 1 bed flat	<p>The building is sited in the conservation area off the Lever St car park.</p> <p>The proposal involves the demolition of some internal partition walls and re-erection as the proposed plan. There are no external alterations proposed. It is stated that the proposal will have no impact on the conservation area.</p> <p>Consent was given to form a first floor flat with a commercial premises below in July 2007. The main aspect to the commercial fronts is on Lever Street and it is within a primarily residential Area. The property can be accessed via Halifax Rd and Lever St.</p> <p>Parking spaces will be reduced from two to one.</p> <p>The self-assessed bat form states that there are no bats present and the changes only affect the internal structure.</p> <p>The property is in flood zone 3. It does not have a cellar and has not flooded before. The proposed change in use is not considered likely to put the site or any adjacent sites at a higher risk of flooding, or to give rise to any significant flood risk in the future because of climate change.</p>
6e	23/20170/TPO	Bridleways 2 Rossendale View Todmorden Calderdale OL14 6HN	Prune one tree (Tree Preservation Order)	The proposal is to do maintenance works on an Acer at the front side of the property. This is because of concerns about the potential dangers from low hanging branches over both the public road and the private drive.

				<p>A tree surgeon has suggested works to:</p> <ol style="list-style-type: none"> 1. lift the crown by approximately 3 metres, 2. do a minor crown reduction of approximately 1 - 1.5 metres, 3. that the crown be lifted 20%
6f	23/00712/HSE	4 Maple Street Walsden Todmorden Calderdale OL14 7TH	<p>Proposed single storey rear extension.</p> <p>Dormers to north and south elevations.</p>	<p>The purpose of the extension is to create a new kitchen. The extension will allow the creation of a dining room and the lounge will be retained.</p> <p>It is proposed to use matching materials: walls – brick, windows – UPVC and the new dormer roof will have grey membrane.</p> <p>The self-assessed bat survey does not indicate that bats are present.</p>