

Item 7 Development Committee – 11 October 2023 - Summary of Information from Planning Applications

Item no	Application Number	Address	Purpose	Note
7a	23/00817/VAR	Portsmouth Mill Burnley Road Todmorden Calderdale OL14 7EZ	Section 73 application to make changes to the layout and design of the development approved in accordance with 17/01197/REM (Removal of conditions 17, 18, 19 and changes to the wording of conditions 5, 7, 8, 9, 15, 16 and 21 on application 13/01274/CON), which varied 13/01274/CON - Conversion of mill to form 10 apartments and 12 new build dwellings.	<p>This application related to the Turn Leather Mill site opposite the Roebuck Pub.</p> <p>This application seeks so make a variation on the plans from 2017.</p> <p>The original planning application (04/02560/CON) for eight apartments in the mill and the construction of fourteen apartments to rear was approved 24/03/2005. A further application (17/01197/REM) dates from 2017. Work was started on the site on 05/12/2017.</p> <p>It is proposed that the mill will have 10 x 2 bedroom apartments and 15 parking spaces allocated. A new residential block is to be built with 8 (2 x 3 bedroom and 6 x 2 bedroom)dwellings and 12 parking spaces. Another new residential block will have 4 x 3 bedroom terrace houses and 6 car parking spaces.</p> <p>It is proposed that the windows and doors will be grey aluminium.</p>
7b	23/00616/FUL	387A And 387B Rochdale Road Todmorden Calderdale OL14 6RH	Proposed extension to combine 2 dwellings to form 1 dwelling, with single storey and two storey rear extensions and new detached garage	The proposal is to extend the existing dwellings to combine both to form one new dwelling. It is proposed that the main extension, which will provide the link between the two existing dwellings, will feature a modern aesthetic and offer a large open atrium space with new staircase and open gallery landing. It is proposed that there will be two extensions at the rear with a two storey gable extension and a smaller single storey lean to rear extension. As part of the extension works, the internal

				<p>arrangement of the newly formed dwelling will be modified to provide an improved overall layout to the ground and first floor. A new garage structure is proposed situated along the base of the existing driveway.</p> <p>The proposed house will have a large master bedroom with a balcony, his and hers dressing rooms and 5 other bedrooms most with en-suites. There will also be a gym, an office, a rack room, a boot room, a summer house, two kitchens, two dining rooms and two kitchens.</p> <p>It is stated that the site is within the defined wildlife corridor, and that development will generally be restricted in order to preserve the wildlife corridor in its current state. However the proposal site is a brownfield site with very little habitat possibility, in addition, the areas outlined for development on the site consist of tarmacked areas, garden spaces and paved footpaths, none of which enhance or contribute the continuity of the wildlife corridor.</p> <p>The phase 1 report recommends investigation of a potentially short term landfill on the site. A detailed Radon survey is also recommended.</p> <p>The proposed materials are to match those existing, walls- coursed stone, roof – tile plus a flat roof parapet, windows and doors– aluminium and UVPC.</p> <p>It is recommended that additional hard standing will be made from tarmac slabs.</p> <p>Highways have stated they have no objections to the plans.</p>
7c	23/00698/FUL	Land East Of 18 To 24 Summerfield Road Todmorden	Six dwellings with associated parking and gardens.	The site is currently an unused storage area. The application requires that the site be cleared and that there will be 6

		Calderdale		<p>terraced, 3 storey, 3 x bedroom houses ground floor garages and 12 parking spaces and 24 cycle spaces.</p> <p>It is stated that the site is not within the Todmorden Conservation area but is visible from the Conservation area and would have a visual impact. It is stated that the proposal is in keeping with a canalside development. The application site falls within 100m of the Grade II listed Kilnhurst Bridge.</p> <p>The application site is the former steel storage yard of the associated Kilnhurst industrial works to the north. Kilnhurst works is due to be demolished and replaced with 7 bungalows.</p> <p>Although the Highway Officer supports the plans in principle he has asked for the pavements, driveways, garages and parking spaces to be altered to meet the standards required before the plans can be supported.</p> <p>It is stated that rainwater falling within the site will be attenuated through new soakaways and use of permeable Surfaces. The site is in flood zone 1.</p> <p>A tree survey has been done with recommendations for the retention of a proportion of the existing trees.</p> <p>The materials proposed are cast stone blocks for the walls, Marley Greystone plain concrete rooftiles and UVPC windows.</p> <p>A report on biodiversity net gain has been included with recommendations for bat and bird boxes and hedgehog tunnels.</p>
7d	23/20140/TPO	The Shaw East New Road Mankinholes Todmorden Calderdale	Prune Two Trees & Fell Two Trees (Tree Preservation Order)	<p>The proposal is for the pruning of 2 Sycamore trees which are near the property and the removal of a Lime and a Sycamore tree. The Sycamore tree is near the road.</p> <p>It is proposed that saplings replace the felled trees.</p>

		OL14 6HP		The applicant states that they have had several trees being blown over by the wind.
7e	23/00972/HSE	Priestbooth Farm Bacup Road Todmorden Calderdale OL14 7HP	Demolition of existing storage structure to be replaced by traditional design garage	<p>It is proposed to demolish the storage structure which consists of two shipping containers and a timber structure and to build a garage in front of the main elevation of the house.</p> <p>It is proposed to extend the drive which is currently available for access from Northern Powergrid.</p> <p>It is proposed that the walls will be made from materials matching the house: walls - coursed stone, roof - slate, windows and doors UVPC, composite and aluminium, vehicle access and hard standing – gravel.</p>
7f	23/00799/FUL	Hall Ing Place Court Halling Place Todmorden Calderdale	Replacement of double glazed windows and french doors	<p>This 3 -storey residential privately owned 6 x 2-bedroom apartments were built in 2009 and are in the Todmorden Conservation area in Salford .</p> <p>It is proposed to replace the existing white painted soft wood windows and doors with thermal efficient UVPC Heritage Wood Grain effect windows and doors. It is stated that this will have a very low impact visually on the existing heritage site and that the doors and windows will be white, like the originals.</p>
7g	23/00922/FUL	The Hippodrome Theatre Halifax Road Todmorden Calderdale OL14 5BB	Demolition of existing cinema projection tower and construction of a three storey extension and internal alterations	<p>The Hippodrome is located within the Todmorden Conservation area. The theatre is unlisted but is considered a heritage asset and key building within the conservation area.</p> <p>It is stated that the aim of the proposals is to create additional rehearsal and creative space for the theatre along with the redevelopment of the front-of-house facilities including accessibility. The proposal is part of the Todmorden Town Deal.</p> <p>The main body of the theatre was constructed in 1908. A change of ownership to Harris’s Cinemas in 1912 saw to the construction</p>

				<p>of the cinema projection tower to the side of the eastern outer wall of the auditorium and included the box office entrance to the Hippodrome. The final site extension came in 1915, following another change of ownership to the Hartley's in 1912, who acquired the adjacent plot of land. The site extension included the construction of a neighbouring shop which now houses the 'Props Room' bar. The exterior of the Hippodrome has remained virtually unchanged since.</p> <p>Due to the constraints of the site, it is stated that the building is being enlarged in the gap between the auditorium and the adjacent house. It will utilise space currently occupied by the fire escape, cinema projection tower and the Props Room bar. The upper floors will be set back from the Halifax Road elevation to allow retention of the existing shopfront and box office doorway. The rear elevation will be flush with the auditorium. The ground floor will be reconfigured within the same footprint. The upper floors will create 245m² of floorspace, which is a net gain of 151m².</p> <p>It is stated that the current semi-permanent access ramp will be replaced by a permanent brick and flag ramp and access steps. It is stated that this will enable the theatre to be fully accessible and improve the inclusivity of the access, providing an alternative for users who find ramps difficult to negotiate. The pavement will be extended adjacent to the ramp, reducing the existing parking bays, to provide a wider footway and external public square to the front of the building. This will reduce the number of parking spaces by three. The ground floor is to be made level to the auditorium doors, providing level access throughout the foyer and proposed new circulation spaces. A new public lift will improve accessibility to all floors, including to the rear of the circle which previously was not wheelchair accessible. Access doors to the rear of the building will be made level with the proposed ground floor level and the</p>
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7h	23/00649/LBC	Todmorden Railway Station Rise Lane Todmorden Calderdale OL14 7AA	Accessible Inclusion For All (AIFA) Improvement Works and replacement of existing Help Points with Combined Induction loop Help Points, Wayfinding Signage around	<p>Although this application is for a listed building, the buildings at the railway station are not listed.</p> <p>It is stated that the main objective of the project is to create an inclusive and accessible environment in Todmorden Railway station, improving visual and auditory information delivery, enhancing existing and provision of new facilities. These changes are on top of those scheduled to install new lift facilities – which has recently started.</p> <p>The proposals comprise: <u>Customer Information Improvement</u></p> <ul style="list-style-type: none"> • Installation of induction loops to each platform

			<p>the station is to be upgraded to corporate and compliant spec and Tapping Accessible Inclusion For All (AIFA) improvement works and replacement of existing Help Points with Combined Induction loop Help Points, upgrading of wayfinding signage and tapping rails. Install new frame and posts to replace existing for new braille maps. Replacement handrails where required to double handrailing. Painting of handrails and stair nosings. Install new shelter and modify footpath and kerb</p>	<ul style="list-style-type: none"> • Installation of help points on platforms • Installation of wayfinding signage, station maps and key local info board at entrances • Provision of braille station maps <p><u>Accessible WC & Baby Change</u></p> <ul style="list-style-type: none"> • Construction of new accessible W/C & baby change facilities <p><u>Station Access Improvement</u></p> <ul style="list-style-type: none"> • Installation of covered drop off / pick up point • Resurfacing / realigning of carpark • Improvements to drop kerbs, footpath and ramps • Installation of handrail tactiles and stair nosing <p><u>Station Circulation Improvements</u></p> <ul style="list-style-type: none"> • Installation of door mats and door entrances • New platform and waiting-room furniture • Furniture painting, provisions of tapping rails and window manifestations • Modifying the existing or installing the new waiting shelter • Reconfigure platform cycle storage
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7i	23/00626/LBC	Mankinholes Mankinholes Bank Todmorden Calderdale OL14 6HR	Repositioning of doors to sunroom extension from south elevation to west elevation (Listed Building Consent)	<p>This property, which dates from 1690, is grade 2 listed.</p> <p>The previous application - 21/00615/LBC was approved so that to subdivide the property into two dwellings, including internal & external alterations and the replacement of a single storey extension to the South elevation. The works have been started and most of the structure has been built. The purpose of this application is to reposition the doors in the sunroom from South elevation to the West.</p> <p>It is proposed that the materials to be used will be the same as those existing – oak doors.</p> <p>It is stated that the proposal will not have an adverse effect on the architectural & historic character of the existing building & its setting.</p>