

Item 7 Development Committee – 21 June 2023 - Summary of information from Planning Applications

Item no	Application Number	Address	Purpose	Note
7a	23/00426/HSE	Menhir 4 Sourhall Court Todmorden Calderdale OL14 7JT	Single storey rear extension and single storey side extension	<p>The proposal is to provide an enlarged kitchen, lounge and a dining room.</p> <p>It is proposed that the materials to be used will match those existing: natural stone walls, slate roof and UVPC /aluminium window and doors</p> <p>It is proposed to install a swift box as required with extensions.</p>
7b	23/00250/FUL	St Josephs RC Primary School Wellington Road Todmorden Calderdale OL14 5HL	Works to boundary wall and provision of perimeter safeguarding fence	<p>The purpose of the new mesh fence is to replace the existing dilapidated fence and to prevent young people accessing the site outside school hours which causes a noise nuisance for nearby properties. Work already started Feb 2023 but has not been completed.</p> <p>The proposal is to reduce the height of the brick wall and install 3.3m mesh fence across the site which lies within the Todmorden Conservation area.</p>
7c	23/00204/FUL	Storage Land Opposite Wood Mill Halifax Road Todmorden Calderdale	Storage Unit (Revised Scheme to 22/01273/FUL	<p>Todmorden Town Council gave the following feedback in August 2021 on a previous application which was subsequently withdrawn:</p> <p><i>‘Not supported because of issues of highway access’.</i></p> <p>Todmorden Town Council made no comment on application 22/01273/FUL which was subsequently refused by CMBC because of highway access issues.</p> <p>The site is currently used as a demolition storage yard.</p> <p>It is proposed to use green cladding panels on a stone plinth.</p> <p>It is stated that planning permission was granted in 2002 for a storage building for vehicles, plant and machinery (12/00178). This was not constructed, although the site remains in use as a demolition storage yard. It is stated that the proposal is not to change the existing use of the site, but to provide a building for storing plant and machinery. The building has been designed to be at one end of the site as per the previous planning consent, leaving space for a</p>

				<p>small yard, vehicle manoeuvre and for parking for two cars. It is stated that the current proposal is for a similar building but with improved access onto the highway. Visibility at the site access is however minimal as a 2.4- metre-high security fence is situated along the Halifax Road frontage at the back of footway.</p> <p>The proposal is to move the site entrance to the middle of the site to improve the access splay.</p> <p>It is stated that the planning history of the site demonstrates that the use of the site as a yard for storage of equipment and machinery is acceptable in principle and consistent with Development Plan allocations. Whilst previous consent for a storage building has lapsed there have been no material changes in policy or traffic conditions that would override the established presumption in favour of development.</p>
7d	23/20064/TPO	Roomfield Court Roomfield Street Todmorden Calderdale	Prune Trees (Tree in Conservation Area)	The four trees concerned are a Beech, a Sycamore and two Lime Trees. The proposal is to lift/lower the crowns, reduce the growth on the trunks of the Limes and to thin the crown. This is to increase clearance above footpaths/roadways and nearby buildings. It is stated that the work is to be done to the usual tree standards.
7e	23/20077/TPO	2 Buckley Wood Bottom Todmorden Calderdale OL14 7AN	Prune one tree and Fell one tree (Tree Preservation Order)	The four trees concerned are two Silver Birch and two Sycamore trees. The proposal is to reduce the crowns of the two Silver Birch trees by 20% to maintain the health of the trees and encourage healthy growth, to remove one Sycamore as it is dead and to reduce the branches of a second Sycamore as they are overhanging the house.
7f	23/20069/TPO	Land Adjacent To Shaw Wood Shaw Wood Road Todmorden Calderdale	Management of trees (inc. pruning and limited felling)	23 trees have been identified for work in conjunction with an arborist. There are 5 Oak, 5 Sycamore, 4 Beech, 5 Elm and 4 Ash trees. It is proposed that several dead/dying/poor trees be felled and the rest be pruned. An ongoing programme of maintenance is proposed to keep the trees in good health.
7g	23/00507/HSE	1 Moorland View Todmorden Calderdale OL14 6HG	Single storey side extension, side garage and front extension	The proposal relates to the demolition of the rear porch, garden room and shed and the construction of a new kitchen extension, garage, single storey entrance and utility room.

			(following demolition of porch, garden room and shed)	<p>It is proposed that the materials to be used will match those existing: walls – York stone, roof – slate tiles, windows and doors – dark hardwood and hard standing/access, compacted hardcore.</p> <p>It is stated that there will be no change to the eaves of the house. As part of the proposal a bat box and swift and swallow nesting box will be incorporated at high level to the gable end of the new garage.</p>
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