

Item 7 Development Committee – 6 December 2023 - Summary of Information from Planning Applications

Item no	Application Number	Address	Purpose	Note
7a	23/00995/LBC	Higher Stoodley Farm Lee Bottom Road Todmorden Calderdale OL14 6HD	Boiler installation on the first floor, this would require making a hole for the flue.	<p>The property is grade 2 listed dating from 1770.</p> <p>The proposal is to fit a flue to the exterior of a south facing bedroom on the first floor. The flue would enable the fitting of a new combi boiler in the bedroom.</p> <p>It is stated that the current boiler is located in the kitchen, below the bedroom mentioned above. The current boiler is leaking and needs to be replaced. There is not enough room to comfortably fit a new boiler along with a magnetic filter, in the current location but the pipework for the boiler runs under the flooring of the bedroom, so the new boiler can be moved upstairs with minimum disruption internally. However, the new boiler would require a flu in the new location. It is stated that mould and condensation is a problem in the kitchen so it is proposed to repurpose the hole made for the existing flue as an extractor fan for the kitchen.</p> <p>A bat self-assessment has been completed and photos of the building have been provided to show that roosting bats are not an issue near the proposed siting of the flue</p>
7b	23/00984/FUL	Calf Lee House Calf Lee Lane Walsden Todmorden Calderdale OL14 6XB	Conversion of Calf Lee Barn to a dwelling	<p>This proposal is to convert a barn into a 3-bedroom house. It is in the curtilage of the grade 2 listed late 18th century farmhouse. It is stated that as the barn, built in 2013 is an existing building set away from the farmhouse the conversion into a house should have no impact on the grade 2 listed property.</p> <p>This site is higher up from Warland Farm. The access road is a bridleway and in poor condition. Permission to make significant changes to Warland Farm was declined because of the poor access. It is stated that the conversion of the barn into a dwelling would not lead to over intensification of use of the bridleway</p>

				<p>and that the many passing places aid the movement of traffic. They also disagree with the comments of the Highways Officer on the previous application, that the entrance on to Rochdale Rd is problematic.</p> <p>A previous application (21/00776/FUL) was considered by TTC:</p> <p>‘Not supported on the grounds that the road access to the site is very poor and that it is already overwhelmed by the number of vehicles using it’.</p> <p>The applicant ultimately withdrew the application because of issues raised by Highways regarding the access road.</p> <p>It is stated that the current use of the barn is for stabling for two ponies and a donkey. Previously used as a car showroom.</p> <p>The proposed materials are: walls – stone for the corners and red Cedar sides (currently timber clad), roof - Tapco lightweight recycled plastic slates (currently cement fibre, windows (currently steel) and doors -triple glazed black aluminium, vehicle access and hard standing – gravel chippings</p> <p>It is proposed there will be 2 new cycle spaces and 2 new car parking spaces</p> <p>It is stated that the site has a 250m2 pond originally built by Yorkshire Water. It is the intended to use this as a balancing pond for the buildings surface water outflow, helping to slow the flow to acceptable levels.</p> <p>Various ecological reports are included. The species enhancement statement has suggested bird boxes be included together with the planting of several indigenous trees .</p>
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7c	23/01130/LBC	Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE	Replacement windows, provision of driveway, demolition of outbuilding.	<p>The property is grade 2 listed some of which dates from the 16th century. Other parts date from the 19th century.</p> <p>The proposal is to install new timber double glazed windows and an air source heat pump, to do works within the garden to provide one car parking space and an electric vehicle recharging point and to demolish and existing small brick structure in the front garden which is an outside WC probably built in the 19th century.</p> <p>It is proposed to replace the existing pvcu and stained timber windows with painted hardwood double glazed windows. It is proposed to extend the gravel hard area.</p> <p>An arboricultural assessment recommends that 2 trees (Cypress) be felled due to their poor condition and proximity to the proposed driveway.</p> <p>It is proposed to fit a bat box. Guidance has been given about the avoidance of bats during the building works.</p>
7d	23/01044/FUL	Todmorden Police Station Burnley Road Todmorden Calderdale OL14 5EY	Renewal of windows and above ground drainage	<p>This property is in the Todmorden Conservation area and is in the NHDL list in the Neighbourhood Plan.</p> <p>It is proposed to replace the existing timber painted windows which are in a poor condition, with powder coated aluminium windows. It is also proposed to replace sections of the cast iron rainwater goods with matching sections of cast iron or heritage profiled aluminium.</p>

				Although the property is in Flood zone 3 it is stated that the proposals will not exacerbate the situation regarding flooding
7e	23/01041/HSE	106 Oak Avenue Todmorden Calderdale OL14 5PD	Single storey side extension	<p>The proposal is to create a utility room/WC.</p> <p>It is proposed that the materials to be used will match those existing: walls – brick, roof – tiles, windows – white uPVC</p>
7f	23/01088/FUL	Boudicca Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of 2 semi-detached cottages for holiday let use	<p>The proposal is to build two 3 x bedroom semis. The site is accessed by the grade 2 listed, late 18th century canal bridge at Stack Hills Rd. It is situated in flood zone 1 area.</p> <p>It is stated that the houses are to be sited on a flatter area of the site and the works should not cause issues of land stability. A geotechnical survey has been done which states that there is a range of land stability from East to West together with suggested mitigations such as the installation of terracing on the slope and the insertion of retaining structures, such as timber sleepers or a crib wall in timber.</p> <p>It is stated that the houses have been designed to be sympathetic with the terraced and semi-detached houses in Todmorden. It is also stated that the current use of the site as a boatyard will not be affected. It is proposed that the walls will be made from coursed stone, the roof from grey slate and the windows white painted timber.</p> <p>It is proposed to include 4 car parking spaces.</p> <p>It is stated that 1 bat box and 1 bird box will be fitted on each property.</p>
7g	23/01152/HSE	Jumps Cottage 2 Jumps Lane Todmorden Calderdale OL14 8HN	Replacement single storey side extension.	Although this site is not in a Conservation Area, it is adjacent to Jumps Mill House which is a grade II listed building under 'Mill at Rear of Jumps'.

				<p>The proposal is to provide dedicated working space and adaptable living/dining space for modern family needs.</p> <p>It is proposed that the materials to be used will match those existing: Walls – coursed sandstone, roof – slate, windows and doors – brown uPVC.</p> <p>The property is in flood risk zone 1 and it is stated that the proposal will not increase the risk of flooding.</p> <p>It is stated that the proposal is considered minor works and will not have significant adverse effects on any neighbouring properties.</p> <p>As a result of a preliminary inspection, it is stated that the building is considered to have low to negligible habitat value for roosting bats and it is therefore unlikely bats will be affected by the proposed development.</p> <p>It is stated that as the proposed development is single storey and that there is no potential for nesting boxes or for new bat habitats.</p>
7h	23/00758/FUL	53 Halifax Road Todmorden Calderdale	Retrospective application for roller shutters to front elevation	<p>This is a retrospective application for the Vape Shop on Halifax Rd. This property is in the Todmorden Conservation area. Although it is not listed it is adjoined to a row of shops that are.</p> <p>It is stated that the roller shutters have been designed for the shop and that there are others on shops on Halifax Rd.</p>
7i	23/10020/ADV	53 Halifax Road Todmorden Calderdale	Retrospective application for Illuminated Signs and advertisement	<p>This is a retrospective application for the Vape Shop on Halifax Rd. This property is in the Todmorden Conservation area. Although it is not listed it is adjoined to a row of shops that are.</p>

				<p>It is stated that the illuminated signs were fitted over 18 months ago. There are 2 types of advertisement – illuminated signs and flag signs that sit on the pavement outside.</p> <p>It is stated that the signs project from the building, the maximum being 3.5 metres. The illuminated text will be yellow on a black background and it flashes intermittently.</p> <p>Highways have commented that the signs have no impact on the highway.</p>
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