

**Planning Applications that Todmorden Town Council has been Consulted on by Calderdale Council – Item 8, 16 August 2023  
Development Committee**

Item no	Application Number	Address	Purpose	Consultation Feedback	CMBC Decision
<b>Applications from 2020</b>					
48	20/00939/FUL	Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of 6 Chalets; Toilet Block and Manager's Office; 6 Glamping Pods; Siting of 1 Static Caravan; formation of area for siting of touring caravans and other associated works	<p>We do not support this application as presented.</p> <p>Whilst indicating Flood Zone 1, local knowledge and historical mapping, identified that the extent of water run-off from this site flows like a falls and anything to reduce the natural soakaway qualities of the site, including a number of water lodges present already to alleviate run off, will lead to overflow into Halifax Road, an area already affected severely with flooding through insufficient drainage capacity.</p> <p>We are also concerned about stability of the site and would request that a Geotechnical survey is conditioned to ensure the site is stable enough.</p> <p>Given its location we would ask that the Canals and Rivers Trust is also consulted regarding the potential impact on the canal.</p> <p>We have concerns regarding access and egress on the main road into a single track and especially if Caravans /RVs regularly use the proposed site and would ask that highways engineers are consulted. More specifically we have concerns regarding the</p>	<p>Pending consideration – geotechnical survey has been done.</p> <p>Revised plan and flood risk assessment added August 2022</p> <p>Environment Agency has said that building should be in areas of zone 1 and no reduction in land level should take place in areas of zone 2/3 – added August 2022</p> <p>Drainage Team has placed conditions regarding surface water drainage and drainage system – added September 2022</p> <p>TTC consulted again November 2022 – responded that recommended investigation/consultation not done yet.</p> <p>See item 81 in 2022 below</p>

use of the grade 2 listed bridge in terms of restricted access and weight loading of regular use .Again we would ask that the Canals and Rivers Trust who we understand own the bridge are consulted on this.

Further comments from TTC after 27 April DC Meeting:

Although the Town Council welcome the opportunity to welcome more tourists to Todmorden to the area, the site at Baltimore Bridge is a very small one for the additional facilities and increase in people involved. This proposal is an over intensification of the development on the site.

Members were concerned that the Canal and River Trust had not commented as the grade 2 bridge is their responsibility. Also, it was suggested that the views of the Rights of Way Officer be sought as the footpath is well used by walkers and the increase in the number of campervans driving across the bridge would be an issue.

There is also an issue, as the proposals will involve the loss of parking on the site which is used by boat residents. Where will the residents park if they aren't able to park where they are currently? The site is very limited in size.

Concern was also raised that the proposals will lead to water being discharged into the canal. Currently, several streams flow down the hillside above when it rains, and this is a significant amount of water to accommodate on a site which it is proposed will be more intensively developed.

				Latest document on website November 2022	
58	20/01051/VAR	Former Glenroyd Road Burnley Todmorden Calderdale	Variation of Condition Number 1 on application number 18/01390/FUL - to substitute revised plans and elevations for approved plans and elevations for both apartment blocks	Support permission already granted for 2 blocks of 6 flats. Do not support increasing the number of flats to 8 in each block on the following grounds:  1. Parking constraints 2. Over-intensification of building on development 3. The concerns of the Conservation Officer	Pending No documents added since Nov 2020
72	20/01367/FUL	Derdale Development Derdale Street Todmorden Calderdale	Construction of 12 Houses in lieu of 9 Industrial Units as Planning Permission 03/00937	Not supported. TTC is thoroughly unhappy and quite troubled about the potential for flooding likely with the current raised land level of the site (around 7ft) and the lack of provision for drainage (the drains are currently inadequate in that area and already cause flooding into existing properties in the area) and the inadequate proposals for attenuation. The proposed tank seems inadequate for the likely flow. The developments currently underway in the nearby vicinity have exacerbated the existing serious flooding in nearby properties and it is expected that the Derdale St development (as planned) will exacerbate this even further.	Pending consideration  June 2022: EA had removed objection subject to finished floor levels shall be set no lower than 125.30 metres above Ordnance Datum (AOD). Drainage plans have also been submitted for the site.  Application went to Planning Committee 21 June 2023 with recommendation approval be given
77	20/01288/FUL	2 St Peters Gate Walsden Todmorden Calderdale OL14 6SW	Conversion of existing dwelling and post office to three dwellings including dormer windows to rear elevation.	Not supported on the basis that there is insufficient information provided. For example, no reference is made to the parking of cars or the storage of bins. Concern was expressed about the parking of cars on St Peters Gate as this would effectively make the road a single-track road and would affect the gateway to the detriment of the residents.	Pending consideration.  Revised plans submitted July 2023
110	20/01441/HSE	Higher Horsewood Horsewood	Conversion of existing barn to	Supported subject to the findings of a bat survey, an ecological survey and that the barn	Pending consideration.

		Todmorden Calderdale OL14 6HT	living space for ancillary use to the main dwelling	remains part of the main dwelling and is not separated	No documents added since April 2021
<b>Applications from 2021</b>					
<b>2</b>	21/00267/FUL (20/00646/FUL)	Former Garage Site Ridge Road Todmorden Calderdale	Residential development of six flats (Amended application to 20/00646/FUL)	Not supported  None of the previous comments submitted by Todmorden Town Council have been addressed regarding the need for a detailed geotechnical survey, flooding and surface water run-off and the lack of car parking.  Also, the site is in the conservation area and the size of the plans would seriously impact the listed building nearby and would lead to overdevelopment. The proposed development would also damage the views in the area.	Pending consideration.  No documents added since May 2023
<b>8</b>	21/00370/RES	Car Park Brewery Street Todmorden Calderdale	Four dwellings (Reserved Matters Pursuant to Application 18/01471/OUT)	Supported providing sufficient parking is provided and that any external surfaces are permeable.	Pending consideration.  Flood risk assessment added December 2022  Latest document May 2023
<b>17</b>	21/00577/RES	Land Adjacent To 26 Victoria Road Todmorden Calderdale	Residential development of six flats (Reserved matters pursuant to planning application 16/01432/OUT)	Not supported.  The parking is insufficient in terms of the number of spaces (4) for 6 flats and the size of spaces which would require drivers to reverse into the road. There is concern because children play in this area and this could cause an accident. Previous applications have been rejected on the same grounds.	Pending consideration.  Revised plans submitted April 2022 with revised parking. Highways Officer satisfied with parking but raises questions about bins and cycle store  No documents added since October 2022

				The building of 6 flats would be an overdevelopment of the site.	
39	21/10015/ADV	65 - 67 Halifax Road Todmorden Calderdale OL14 5BB	Two non-illuminated projecting signs (Advertisement Consent)	Supported although there was no reference to there being a Folklore Centre in the earlier planning application for this property.	Pending consideration.  No documents added since August 2021
<b>Applications from 2022</b>					
24	22/00476/FUL	Land Adjacent To The Hollies Strines Street Walsden Todmorden Calderdale	Erection of two-storey, 3 bedroom, detached dwelling	No comment.	Pending consideration  Last document June 2022
26	22/00526/LBC	14 - 16 Woodhouse Road Todmorden Calderdale OL14 6BL	Listed building consent for the refurbishment of dwelling including rebuilding of single storey side extensions to either gable and new porch.	Support this application.	Pending consideration  Latest document April 2023
27	22/00525/HSE	14 - 16 Woodhouse Road Todmorden Calderdale OL14 6BL	Refurbishment of dwelling including rebuilding of single storey side extensions	Support this application but request that highways review the parking provision.	Pending consideration  Latest document April 2023

			to either gable and new porch.		
29	22/00521/FUL	Land Adjacent Todmorden Edge South Parkin Lane Todmorden Calderdale	Conversion and extension of former hangar to form dwelling	Support this application.	Pending consideration  Latest document December 2022
31	22/00587/FUL	7 Yew Tree Court Scott Street Walsden Todmorden Calderdale OL14 7TF	Change of use from dwelling (Use Class C3) to Office (Use Class Eg(i)) for the support of the remaining apartments- As required by the Housing Association	No comment	Pending consideration  Latest document July 2022
32	22/00320/FUL	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	Four dwellings with associated parking and landscaping	Not supported  Although the number of houses in the development has been reduced there is insufficient on site parking	Appeal in progress. Concluded  Latest document July 2023
42	22/00707/FUL	5 - 9 Water Street Todmorden Calderdale OL14 5AB	Change of use from Use Class E(b) (Cafe) to Sui Generis (Drinking establishment with expanded food provision)	No objections	Pending  Last document April 2023
63	22/00909/LBC	Oldroyd Cottage 11 Oldroyd Todmorden	Demolition of existing single storey side	Supported	Pending

		Calderdale OL14 6BE	extension, construction of two storey side extension and associated internal works. Construction of car parking area adjacent road with electric vehicle charging point and associated external works (Listed Building Consent).		Further plans received April 2023
64	22/00908/HSE	Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE	Demolition of existing single storey side extension, construction of two storey side extension and associated internal works. Construction of car parking area adjacent road with electric vehicle charging point and associated external works.	Supported	Pending  Further plans submitted April 2023
68	22/00635/OUT	Todmorden Lawn Tennis Club The Grove Todmorden	Detached Dwelling (Outline)	No comment because of potential conflict of interest	Pending

		Calderdale OL14 8RB			Latest document October 2022
69	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of an annexe	Supported	Pending  Plans submitted April 2023  Latest document July 2023
77	22/01053/VAR	Walsden Methodist Church Rochdale Road Todmorden Calderdale OL14 7SL	Variation of Condition 4 on planning application 15/00862/CON	Supported	Pending  Latest document March 2023
80	22/00982/LBC	5 Hollins Road Todmorden Calderdale OL14 6PG	Re-instate mullions and doorway, removal and infill of existing window, replacement windows to front elevation and repointing (Listed Building Consent)	TTC support this application if the Historical Buildings Officer supports it.	Pending  Latest document November 2022
81	20/00939/FUL	Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of toilet block and managers office; 11 raised platforms for tent pitches; siting of 1 static caravan; change of use of	TTC have no comment at this time as further information in regards to archeological survey, the stability study and what the CRT have asked for.	Pending  Latest document November 2022



			Moorings from temporary residential to leisure and other associated works		
98	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	Todmorden Town Council would like to support the promotion of tourism in Todmorden. However, concern was expressed about the lack of parking on the site for potentially 14 cars.	Pending  Last document June 2023
<b>Applications from 2023</b>					
110	23/00061/FUL	Land Adjacent Owler Mill Bacup Road Todmorden Calderdale	New building for a commercial restoration business and production and storage of off grid power.	Supported	Pending consideration  Last document March 2023
113	22/01390/OUT	Land Adjacent to Clewer Place Hollins Road Todmorden Calderdale	Three terraced dwellings with associated access, amenity space and facilities.	Not Supported because of significant access issues, water supplies, land instability and the potential increase in flooding	Pending  Last document April 2023
123	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of annex	Supported	Pending  Last document July 2023

<b>DC 24 May 2023</b>					
<b>1</b>	23/00368/VAR	Ivy House Stack Hills Road Todmorden OL14 5QW	Variation of conditions 1, 2 and 7 on application 20/01209/FUL - Design amendments due to proposed construction method	Not supported as the concerns of Todmorden Town Council , submitted November 2020 in relation to the original application, have not been addressed in the current application or the previous one'	Permitted
<b>2</b>	23/00357/FUL	Millwood Garage Halifax Road Todmorden Calderdale OL14 5SF	Electrification works including GRP housings, chargers and associated works	Supported	Permitted
<b>3</b>	23/20061/TPO	Land Adjacent Henshaw Road Henshaw Road Walsden Todmorden Calderdale	Fell two trees (Tree Preservation Order	Supported subject to the views of the Tree Officer. It is recommended that replacement trees of native origin be planted.	Granted
<b>4</b>	23/00386/HSE	127 Halifax Road Todmorden Calderdale OL14 5BE	Single storey rear extension (following demolition of existing extension)	Supported	Permitted

<b>5</b>	23/00420/LBC	Haugh House Haugh Road Todmorden Calderdale OL14 6BU	Replacement door to West elevation (Listed Building Consent	Supported	Granted
<b>6</b>	23/00177/FUL	105A Oak Avenue Todmorden Calderdale OL14 5PE	Three storey side extension to create four 1 bedroom HMO	Supported subject to the views of the Highway Officer	Refused
<b>DC 21 June 2023</b>					
<b>7</b>	23/00426/HSE	Menhir 4 Sourhall Court Todmorden Calderdale OL14 7JT	Single storey rear extension and single storey side extension	Supported	Permitted
<b>8</b>	23/00250/FUL	St Josephs RC Primary School Wellington Road Todmorden Calderdale OL14 5HL	Works to boundary wall and provision of perimeter safeguarding fence	Supported	Permitted
<b>9</b>	23/00204/FUL	Storage Land Opposite Wood Mill Halifax Road Todmorden Calderdale	Storage Unit (Revised Scheme to 22/01273/FUL	Supported	Permitted
<b>10</b>	23/20069/TPO	Land Adjacent To Shaw Wood Shaw Wood Road Todmorden Calderdale	Management of trees (inc. pruning and limited felling)		Pending

<b>11</b>	23/00507/HSE	1 Moorland View Todmorden Calderdale OL14 6HG	Single storey side extension, side garage and front extension (following demolition of porch, garden room and shed)		Permitted
<b>DC 19 July 2023</b>					
<b>12</b>	23/00590/HSE	501 - 503 Bacup Road Todmorden Calderdale OL14 7HP	Demolition of existing double garage and construction of new timber clad double garage and workshop.	Supported	Pending
<b>13</b>	23/00598/HSE	Carr House Farm Carr House Lane Todmorden Calderdale OL14 8AR	Car parking area (Revised Scheme to 23/00075/HSE)	Not supported based on the input from Highways. It is hoped that plans can be developed which can be acceptable	Pending
<b>14</b>	23/00599/LBC	Carr House Farm Carr House Lane Todmorden Calderdale OL14 8AR	Car parking area (Revised Scheme to 23/00076/LBC) (Listed Building Consent)	Not supported	Pending
<b>15</b>	23/20059/TPO	1 Carr House Fold Carr House Lane Todmorden Calderdale	Fell & Prune Trees (Tree Preservation Order)	Supported subject to the comments of the Tree Officer	Pending

		OL14 8AR			
16	23/00638/HSE	18 Kilnhurst Mount Todmorden Calderdale OL14 6AT	Proposed single storey extension to the re side of the existing dwelling	No comment	Pending
17	23/20091/TPO	Cross Stone Rise Cross Stone Road Todmorden Calderdale OL14 5TB	Fell Two Trees (Tree Preservation Order)	Supported subject to the views of the Tree Officer. It is recommended that the trees removed should be replaced by native trees	Pending
18	23/00572/LBC	Clough Foot School Bacup Road Todmorden Calderdale OL14 7HN	Removal of existing kitchen units and cupboards (excluding built-in corner cupboard), removal and replacement of the existing open fire surround and cast-iron open fire with a wood burning stove. Provision of insulation behind kitchen units (Listed Building Consent	Supported	Pending

19	23/00691/HSE	12 Woodfield Street Todmorden Calderdale OL14 5JP	New single-story extension to the rear of the existing terraced property.	Supported	Pending
20	23/00613/LBC	Croft Farm Lumbutts Lumbutts Road Todmorden Calderdale OL14 6JH	Re-roofing of existing barn, installation of 7no. flush fitting conservation roof windows, widening of existing doorway to north elevation and single storey farm office extension to west gable end (Listed Building Consent)	Supported subject to the views of the Conservation Officer	Pending