

Item 8 Development Committee – 19 July 2023 - Summary of information from Planning Applications

Item no	Application Number	Address	Purpose	Note
8a	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.	<p>It is proposed that the garage/workshop will be vertical cedar boarding on a timber frame, the roof will be dark grey coated profile steel panels, the door will be grey coated steel and the hardstanding will be limestone chippings.</p> <p>n.b. Several documents from this application cannot be opened. This has been reported to Calderdale Council.</p>
8b	23/00598/HSE	Carr House Farm Carr House Lane Todmorden Calderdale OL14 8AR	Car parking area (Revised Scheme to 23/00075/HSE)	<p>The farm is a grade 2, 17th Century listed building.</p> <p>This application aims to gain consent to create a single car parking space to the lawn area to the south of the present kitchen. Access will be directly from Carr House Lane. It is stated that there will be sufficient space to turn a single car around even with the existing “on street” parking arrangements on Carr House Lane which serve the existing properties to the East.</p> <p>It is stated that the car parking space is required because the current parking arrangements are unsuitable for the aging owners of the house.</p> <p>Two previous applications have been declined (23/0075/HSE and 23/0076/LBC). This was because of lack of visibility for reversing drivers, that the plans adversely impacted on the listed building and lack of information about impact on the garden wall and steps. The applicant puts arguments in favour of their application regarding the low height of the wall, the low speeds of cars using the track and acceptable levels of visibility.</p> <p>The current parking arrangements are unsuitable for the aging owners of the house</p>

				<p>New walling will match existing drystone wall. The road surface will be pebbles.</p> <p>The Highways Officer, as with the previous applications, does not support the application because the track is narrow and with poor visibility.</p>
8c	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)	As above
8d	23/20059/TPO	1 Carr House Fold Carr House Lane Todmorden Calderdale OL14 8AR	Fell & Prune Trees (Tree Preservation Order)	<p>It is stated that the woodland consists of various trees including Birch, Oak, Larch, Cedar, Rowan, Aspen, Poplar, Pine. The applicant wants to thin the woodland by 50% as shown on the plan and push back the woodland along Carr House Lane. This will involve felling dead trees and pruning the rest.</p> <p>It has been confirmed by the surveyor that no more than 5m3 of timber will be felled in a calendar year.</p>
8e	23/00638/HSE	18 Kilnhurst Mount Todmorden Calderdale OL14 6AT	Proposed single storey extension to the re side of the existing dwelling	<p>The application is for a new single storey extension to the eastern elevation of an existing property. The application site and the neighbouring properties were constructed approximately 25 years ago. It is stated that care will be taken not to excavate in close proximity to footings of neighbouring properties or the retaining wall to rear of site. The site is labelled as unstable land within the Replacement Calderdale UDP map. The foundations will be designed with the input of a structural engineer with referral to a geotechnical specialist if required, to undertake ground/site investigations and assess the nature and scale of any stability problems and identify any measures to overcome such problems.</p> <p>A bat self-assessment concludes that there is no bat roosting potential at the property. There is reference to a bat box and mention of installing a bird nesting box on the site.</p>

				<p>It is proposed that the walls will match the existing coursed sandstone and the roof will be matching blue slate.</p> <p>n.b. Plans not available on 6 July.</p>
8f	23/20091/TPO	Cross Stone Rise Cross Stone Road Todmorden Calderdale OL14 5TB	Fell Two Trees (Tree Preservation Order)	The proposal is to fell two large Sycamore trees which touch the house. A tree in a neighbours' garden fell recently and the applicants are concerned that this will happen with these trees.
8g	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)	<p>This property is grade 2 listed and was built in 1829.</p> <p>The proposal is for a complete kitchen refit to overcome the current issues of mould caused by condensation, as the units are built straight onto the wall. A layer of insulation will be placed in the gap between the units and the wall , helping maintain heat and reduce energy use. A new wood burning stove will provide an additional heat source for the kitchen and will be more efficient than the existing open fire and will reduce the level of pollutants emitted.</p> <p>No structural changes will be made as part of this project.</p>
8h	23/00691/HSE	12 Woodfield Street Todmorden Calderdale OL14 5JP	New single-story extension to the rear of the existing terraced property.	<p>The proposal is to move the kitchen and create a separate dining room.</p> <p>The proposal is to use matched materials for the extension (except for the windows which will be UVPC rather than timber) : walls – coursed sandstone and roof- blue slate.</p>

				No bat roosts have been identified in the self-assessment. It is stated that as the location is mid terrace it will not be possible to fit either a bat box or bird box.
8i	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)	<p>This property is grade 2 listed, thought to have been built in the late 16th Century.</p> <p>The proposal includes the rebuilding to the west gable end elevation, external repointing works, repairs to existing roof structure and associated re-roofing and installation of roof insulation and roof windows, the installation of an internal insulated concrete floor structure, the widening of the existing doorway to the north elevation, new rainwater goods to the north elevation and the erection of a single storey farm office extension with kitchenette and wc to the west gable end. It is stated that the barn is starting to deteriorate and so repair is required.</p> <p>It is proposed that the materials to be used will match those existing although slate will be used as well as flag stones for the roof. The walls will be made from stone and vertical timber cladding will be used for the farm office extension. It is proposed to fit timber doors and windows.</p> <p>A detailed bat assessment has been conducted and it was concluded that the proposed works will not cause issues because the exposed location of the farm is not conducive to bats.</p>
8j	23/00615/FUL	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	As above

			to north elevation and single storey farm office extension to west gable end	
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