

**Item 8 Development Committee – 24 May 2023 - Summary of information from Planning Applications**

Item no	Application Number	Address	Purpose	Note
8a	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	<p><b>N.b. Update -Feedback was required on this application before the 24 May 2023 Development Committee meeting. The chair has been consulted and the response is:</b></p> <p><b><i>‘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’.</i></b></p> <p>The original planning application was 20/01209/FUL. TTC commented in November 2020:</p> <p><i>‘The application is Not Supported as more information is required to reach a decision. There is concern about flooding/drainage, the potential of landslip, the stability and weight capacity of the grade 2 Baltimore Bridge and the removal of mature trees. Concern has been expressed by the Canal and Rivers Trust about the bridge. Detailed plans for the mitigation of all of these is required before an informed decision can be made’.</i></p> <p><b>Calderdale approved this application in March 2021.</b></p> <p>The current application for variation concerns a change to using strawbale construction which is quoted as having several benefits. It is proposed to have integrated solar panels to generate electricity.</p>
8b	23/00357/FUL	Millwood Garage Halifax Road Todmorden Calderdale OL14 5SF	Electrification works including GRP housings, chargers and associated works	<p>This application is for proposed works to the current Halifax Road Bus Depot, which is operated by FirstBus. The application is for Electrification Works at the current depot for both future Bus and Car Vehicles. It is stated that the operation of the bus depot will remain the same.</p> <p>The proposal includes a new Point of Connection (POC) to the local power network that will be housed in a new Distribution Network Operators (DNO)</p>

				<p>Ring Main Unit (RMU). This is located to the North of the existing car parking area – adjacent to the entrance and close to Halifax Road. There will be 2 further buildings on the site, a Feeder Panel building and a transformer located close to the South East boundary of the site. Chargers of various sizes will be provided around the site to provide a power connection to the vehicles.</p> <p>It is proposed that the works will be carried out over a number of years depending on demand so there will be a mixture of Electric and Diesel buses on site for the foreseeable future so the overall number of buses on the site is not envisaged to decrease.</p> <p>Additional Car charging points will be provided. These will be predominantly used by FirstBus Staff, but they will be open for Public use and will be able to be bookable via an App such as Zap Map or similar.</p> <p>The site is located in a zone 1 flood risk area.</p> <p>It is stated that the additional low-level noise caused by these changes will not impact on local dwellings as the site is already a busy / noisy site.</p>
<b>8c</b>	23/20061/TPO	Land Adjacent to Henshaw Road Henshaw Road Walsden Todmorden Calderdale	Fell two trees (Tree Preservation Order	It is proposed to remove the two prominent trees directly on the fence line of a small area of woodland opposite 2 Ashdene, on Henshaw Rd; a large Beech and a large Sycamore. This is because the Sycamore is growing out of a rock formation and the Beech next to it has extensive decay which is likely to cause the tree to fail.
<b>8d</b>	23/00386/HSE	127 Halifax Road Todmorden Calderdale OL14 5BE	Single storey rear extension (following demolition of existing extension	The proposed development involves the addition of a rear extension to the house. It is stated that the extension will provide a separate kitchen/dining space. The house next door has a similar extension. The external alterations also include the addition of a new rear access door from the shared passageway and two new windows, allowing more light into the ground floor of the property. The proposed extension will be constructed with a flat roof with two roof lights and in roofing materials to match those used in the local area. The addition of two roof lights within the proposal will allow more natural light to access the kitchen/dining space.

				<p>It is stated that the development is considered 'Minor works' and it replaces an existing single storey rear extension, resulting in a small increase to the existing dwelling's footprint.</p> <p>The application site is within the Todmorden Conservation Area in the town centre. There are no listed buildings within 100m of the property. It is stated that the proposed extension is to the rear of the existing property and will have minimal impact on the setting of the existing building and neighbouring buildings around the property.</p> <p>It is stated that the materials to be used will match those existing, except that the windows will be upvc rather than timber.</p> <p>The dwelling is within the flood risk zone 3 but the proposals will not increase the level of vulnerability.</p>
<b>8e</b>	23/00420/LBC	Haugh House Haugh Road Todmorden Calderdale OL14 6BU	Replacement door to West elevation (Listed Building Consent)	<p>This building is grade 2 listed.</p> <p>The proposal is to replace the front door with a visually similar wooden door, because it is damaged (wood rotten in several places, with multiple holes you can see through) and the handle has fallen off. In place of current plastic window there will be a glass window. It is stated that the current door is inadequate both in terms of security and heat loss.</p>
<b>8f</b>	23/00177/FUL	105A Oak Avenue Todmorden Calderdale OL14 5PE	Three storey side extension to create four 1 bedroom HMO   105A Oak Avenue Todmorden Calderdale OL14 5PE	<p>The proposal is to build a 4 HMO 1 bedroom flat extension to the existing retail unit and residential property (previously the Co-op).</p> <p>It is proposed that similar to materials to those existing will be used for the extension: walls – red brick, roof – slate, windows and doors – UVPC.</p> <p>There are currently 2 parking spaces for the property. No additional car parking spaces are included in the plans or cycle spaces.</p> <p>A bat self-assessment has been provided together with photos. It is stated that there is no evidence of bats.</p>

