

Item 8 Development Committee 8 November 2023

Planning Applications that Todmorden Town Council has been Consulted on by Calderdale Council

Item no	Application Number	Address	Purpose	Consultation Feedback	CMBC Decision
Applications from 2020					
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</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>

specifically we have concerns regarding the 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	
110	20/01441/HSE	Higher Horsewood Horsewood Todmorden Calderdale OL14 6HT	Conversion of existing barn to living space for ancillary use to the main dwelling	Supported subject to the findings of a bat survey, an ecological survey and that the barn remains part of the main dwelling and is not separated	Pending consideration. No documents added since April 2021
Applications from 2021					
2	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
8	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 September 2023
17	21/00577/RES	Land Adjacent To 26 Victoria Road Todmorden	Residential development of six flats (Reserved	Not supported.	Pending consideration.

		Calderdale	matters pursuant to planning application 16/01432/OUT)	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. The building of 6 flats would be an overdevelopment of the site.	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
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
Applications from 2022					
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	Support this application.	Pending consideration Latest document September 2023

			to either gable and new porch.		
27	22/00525/HSE	14 - 16 Woodhouse Road Todmorden Calderdale OL14 6BL	Refurbishment of dwelling including rebuilding of single storey side extensions to either gable and new porch.	Support this application but request that highways review the parking provision.	Pending consideration Latest document September 2023
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
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 August 2023
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 Moorings from temporary residential to leisure and other associated works	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
98	22/00470/FUL	26 - 30 Rochdale Road	First floor rear extension and	Todmorden Town Council would like to support the promotion of tourism in	Pending

		Todmorden Calderdale OL14 7LD	change of use to create first and second floor short stay accommodation	Todmorden. However, concern was expressed about the lack of parking on the site for potentially 14 cars.	Last document September 2023
Applica tions from 2023					
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 September 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 August 2023
123	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of annex	Supported	Pending Last document July 2023
DC 19 July 2023					
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,	Supported subject to the views of the Conservation Officer	Pending Last document July 2023

			widening of existing doorway to north elevation and single storey farm office extension to west gable end (Listed Building Consent)		
DC 16 August 2023					
22	23/00643/LBC	North View Halifax Road Todmorden Calderdale OL14 5QG	Replacement of existing slate roof covering, replacement rainwater goods, resin repairs to stone chimney stacks and removal of skylight (Listed Building Consent)	Supported subject to the views of the Conservation Officer	Pending Latest document August 2023
23	23/00738/HSE	Highleigh Sunnyside Todmorden Calderdale OL14 7AP	Creation of a car parking space in the front garden. At present, the dwelling has no dedicated parking.	Not supported as it is not supported by Highways. Also, any hard surfaces should be permeable	Pending Latest document August 2023

25	23/00243/LBC	Stoneswood House Bacup Road Todmorden Calderdale OL14 7HH	Replacement windows, roof light to front and rear, replace window with patio door to North East and South East elevation and demolition of existing outbuilding. Internal works to include removal of internal walls and associated works to create new layout (Listed Building Consent)	Not supported as Todmorden Town Council supports the views of the Conservation Officer about the outbuilding. There is also the need for a bat report and more information about the materials to be used.	Pending Latest document August 2023
30	23/00435/FUL	6 West Street Todmorden Calderdale OL14 5HY	Rebuild and extension of existing building to provide 2 studio apartments at first floor and 1 storage unit at ground floor.	Supported	Pending
33	23/00795/FUL	Land North Of Bridge Royd Works Halifax Road Todmorden	Installation of cyclist accommodation units and	Supported	Pending

		Calderdale	facilities building including communal dining and kitchen, WC and showers, bike store and workshop, laundry facilities, residential management unit, office and meeting room, access and parking		
DC 11 October 2023					
41	23/00817/VAR	Portsmouth Mill Burnley Road Todmorden Calderdale OL14 7EZ	Section 73 application to make changes to the layout and design of the development approved in accordance with 17/01197/REM (Removal of conditions 17, 18, 19 and changes to the wording of conditions 5, 7, 8, 9, 15, 16 and	Supported	Pending

			21 on application 13/01274/CON), which varied 13/01274/CON - Conversion of mill to form 10 apartments and 12 new build dwellings.		
42	23/00616/FUL	387A And 387B Rochdale Road Todmorden Calderdale OL14 6RH	Proposed extension to combine two dwellings to form one dwelling, with single storey and two storey rear extensions and new detached garage	Supported subject to the issue with Canal and Rivers Trust being resolved satisfactorily	Pending
43	23/00698/FUL	Land East Of 18 To 24 Summerfield Road Todmorden Calderdale	Six dwellings with associated parking and gardens.	Supported subject to the comments of the Highways Officer. Also, because there is a substantial area of undisturbed land involved, that there is an appropriate amount of biodiversity net gain	Pending
45	23/00972/HSE	Priestbooth Farm Bacup Road Todmorden Calderdale OL14 7HP	Demolition of existing storage structure to be replaced by traditional design garage	Supported subject to the issue with Canal and Rivers Trust being resolved satisfactorily	Pending
46	23/00799/FUL	Hall Ing Place Court Halling Place	Replacement of double-glazed	Supported	Pending

		Todmorden Calderdale	windows and French doors		
47	23/00922/FUL	The Hippodrome Theatre Halifax Road Todmorden Calderdale OL14 5BB	Demolition of existing cinema projection tower and construction of a three-storey extension and internal alterations	Supported	Pending
48	23/00649/LBC	Todmorden Railway Station Rise Lane Todmorden Calderdale OL14 7AA	Accessible Inclusion For All (AIFA) Improvement Works and replacement of existing Help Points with Combined Induction loop Help Points, Wayfinding Signage around the station is to be upgraded to corporate and compliant spec and Tapping Accessible Inclusion For All (AIFA) improvement works and replacement of	Supported	Pending

			<p>existing Help Points with Combined Induction loop Help Points, upgrading of wayfinding signage and tapping rails. Install new frame and posts to replace existing for new braille maps. Replacement handrails where required to double handrailing. Painting of handrails and stair nosings. Install new shelter, modify footpath, and kerb arrangement. Install replacement and new entrance barrier mats. Replace platform and waiting room seating.</p>		
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			Reconfigurations to existing shelters and painting of shelters (Listed Building Consent)		
DC 8 November 2023					
49	23/00946/FUL	Calder Bank House Shaw Wood Road Todmorden Calderdale OL14 6DA	Change of use from nursing home (Use Class C2) to single dwelling (Use Class C3) with alteration to roof structure and external accessible ramp to east and south elevations	Supported subject to the views of the Environment Agency	
50	23/01000/LBC	1 Chapel House Cottages Grey Stone Lane Todmorden Calderdale OL14 8RN	Replacement windows (Listed Building Consent)	Supported	
51	23/20164/TPO	The Mill House Burnley Road Todmorden Calderdale	Fell one tree, prune one tree (Tree	Supported subject to the views of the Tree Officer. Also suggest felled tree is replaced with one of a native species	

		OL14 7DQ	Preservation Order)		
52	23/00977/FUL	48C Halifax Road Todmorden Calderdale OL14 5QG	Conversion of community room to single 1 bed flat	Supported	
53	23/20170/TPO	Bridleways 2 Rossendale View Todmorden Calderdale OL14 6HN	Prune one tree (Tree Preservation Order)	Supported subject to the views of the Tree Officer	
54	23/00712/HSE	4 Maple Street Walsden Todmorden Calderdale OL14 7TH	Proposed single storey rear extension. Dormers to north and south elevations.	Supported	
55	23/00985/LBC	Middle Midgelden Farm Bacup Road Todmorden Calderdale OL14 7HW	Window alterations to previously approved plans (Ref: 19/00771/FUL & 19/00772/LBC).	No comment	