

Item 9 Development Committee 11 October 2023

**Planning Applications that Todmorden Town Council has been Consulted on by Calderdale Council – Item 8, 13 September 2023
Development Committee**

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</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>highways engineers are consulted. More 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.</p> <p><u>Further comments from TTC after 27 April DC Meeting:</u></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	See item 81 in 2022 below
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				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
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 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. The building of 6 flats would be an overdevelopment of the site.	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
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 to either gable and new porch.	Support this application.	Pending consideration Latest document September 2023
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
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 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	No comment	Pending consideration Latest document July 2022

			Housing Association		
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. 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 August 2023
63	22/00909/LBC	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 (Listed Building Consent).	Supported	Pending Further plans received August 2023
64	22/00908/HSE	Oldroyd Cottage 11 Oldroyd	Demolition of existing single	Supported	Pending

		Todmorden Calderdale OL14 6BE	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.		Further plans submitted 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	TTC support this application if the Historical Buildings Officer supports it.	Pending Latest document November 2022

			repointing (Listed Building Consent)		
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 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 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, 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 Last document July 2023
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.	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

			Internal works to include removal of internal walls and associated works to create new layout (Listed Building Consent)		
28	23/00790/HSE	1 Crossley Street Todmorden Calderdale OL14 6NQ	Single storey conservatory style rear extension	Supported	Pending
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 Calderdale	Installation of cyclist accommodation units and facilities building including communal dining and kitchen, WC and showers, bike store and	Supported	Pending

			workshop, laundry facilities, residential management unit, office and meeting room, access and parking		
34	23/20120/TPO	14 Fern Valley Chase Todmorden Calderdale OL14 7HB	Fell one tree (Tree Preservation Order)	Supported subject to the views of the Tree Officer and the replacement of the tree with a native species	Pending
DC 13 September 2023					
35	23/20124/TPO	Land Adjacent To Shaw Clough Shaw Wood Road Todmorden Calderdale	Fell two Ash trees (Tree Preservation Order)	Supported provided a replacement native tree is planted	Pending
36	23/00840/HSE	1 Stones Road Todmorden Calderdale OL14 7JP	Demolition of single storey, flat roofed utility room and toilet. Construction of two storey extension	Supported	Pending
37	23/20126/TPO	Heatherlow Upper Shaw Wood Road Mankinholes Todmorden	Prune two trees (Tree Preservation Order)	Supported subject to the views of the Tree Officer	Pending

		Calderdale OL14 6BH			
38	23/00785/HSE	22 Sackville Street Todmorden Calderdale OL14 5BS	Single storey extension to rear of dwelling	Supported	Pending
39	23/00831/HSE	Green Meadows Barn Greenhills Lane Todmorden Calderdale OL14 7AQ	Proposed Two- storey rear extension	Supported	Pending
40	23/20115/TPO	Scaitcliffe Hall Burnley Road Todmorden Calderdale OL14 7DQ	Prune Three Trees (Tree Preservation Order)	Supported	Granted