

Item 6 Development Committee – 3 January 2024 - Summary of Information from Planning Applications

Item no	Application Number	Address	Purpose	Note
6a	23/00919/FUL	Gorpley Farm Gorpley Road Todmorden Calderdale OL14 7HU	Horse exercise Manege together with change of use of land	<p>The proposed site is a field currently used for pony grazing. It is proposed that a 800sqm area will be fenced off with post and rail timber fencing and that the manege will only be used by the family and not for commercial purposes.</p> <p>Highways have stated that whilst they have no objections to the scheme it would be unsuitable for commercial purposes because of the restricted access via Gorpley Road.</p> <p>It is stated that the proposal is unlikely to significantly impact the other residents or the visual amenity of the area.</p>
6b	23/01200/HSE	Poultry Dealers Arms 2 Kitson Wood Road Todmorden Calderdale OL14 8HH	Single storey first floor extension.	<p>It is proposed to build a first floor extension to this 3-storey 4 bedroom house. It will measure 1800mm x 6200mm and will be accessed from the first floor landing. The purpose of the extension is not stated.</p> <p>The materials to be used are: walls - Cedar shingles to south elevation and fair face dense concrete block to north elevation. The existing walls are natural coursed gritstone to the front and east elevations and sand and cement render to west elevation, roof – natural slate (as existing) and windows and doors – upvc (as existing, front door is timber).</p> <p>A bat self-assessment has been completed and a photo of the west gable has been provided as</p>

				<p>evidence of the low likelihood of bat roosting potential.</p> <p>It is proposed to fit a bat roost box and a swift nesting box to nearby trees.</p>
6c	23/01158/FUL	Highfield Stables Hey Head Lane Todmorden Calderdale OL14 8RE	Conversion of an existing Stables and Tack room to provide a new single storey 4 Bed dwelling	<p>This planning application replaces a previous application - Reference: 23/00197/FUL. It is stated that the reasons for refusal have been reassessed and in the access design and architectural style have been changed.</p> <p>The stables are currently being used.</p> <p>The feedback from TTC was:</p> <p>'No Comment. TTC has received feedback from residents that they have not been given the standard timescale in which to respond to this application.</p> <p>Calderdale refused the application for 4 reasons:</p> <p><i>'The proposals are not acceptable on highway safety grounds as they would cause an intensification of a sub-standard highway unable to accommodate the additional traffic flow generated by the development. Also, the proposed access to the development does not offer an adequate visibility splay, forward vision, suitable passing places or a pedestrian footway and therefore could result in pedestrian or highway safety issues in the vicinity of the site.</i></p>

				<p><i>The development is not well connected on foot to local facilities and public transport and therefore in terms of sustainable access.</i></p> <p><i>The application lacks the relevant information to make an assessment regarding the proposed water supply</i></p> <p><i>The design of the proposed extension is not considered to be in keeping with the character and appearance of the existing building, due to its form and fenestration’.</i></p> <p>It is stated that the site lies in greenbelt land in a cluster of 12 existing rural dwellings. Parking space for 3 cars and 3 cycles have been provided.</p> <p>The proposed materials are: walls – local stone (currently painted concrete blocks and profile metal cladding), roof – slate (currently profiled metal sheet roofing, windows – aluminium double glazed units (currently upvc and vehicle access/hard standing - stone chippings.</p> <p>It is stated on the bat self-assessment form that there is no evidence of bats.</p>
6d	23/01218/VAR	281 Halifax Road Todmorden Calderdale OL14 5SQ	Variation of Condition 3 (Premises use shall be restricted to the hours from 07.00 - 17.00 Mondays to	<p>The ground floor of these premises is a hot and cold food takeaway. The first floor is residential.</p> <p>The current planning permission was granted in 2018 with the existing business operating hours set as a condition.</p>

			<p>Fridays, and 8.00 -15.00 Saturday, Sundays and Bank or Statutory Holidays) of application reference 18/00216/COU - operational timing to be extended until 10pm 7 days a week.</p>	<p>It is requested (due to the nature of the business) that the operating hours be extended from 5pm on weekdays and 3pm at the weekends/bank holidays to 10pm seven days a week.</p> <p>It is stated that have consent from their neighbours who they state have requested this change.</p>