

**Item 8 Development Committee 31<sup>st</sup> January**

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

Item no	Application Number	Address	Purpose	Consultation Feedback	CMBC Decision
<b>Applications from 2020</b>					
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 specifically we have concerns regarding the use of the grade 2 listed bridge in terms of restricted access and weight loading of</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>No documents since November 2022</p>

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

<b>Applications from 2021</b>					
<b>2</b>	21/00267/FUL (20/00646/FUL)	Former Garage Site Ridge Road Todmorden Calderdale	Residential development of six flats (Amended application to 20/00646/FUL)	<p>Not supported</p> <p>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.</p> <p>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.</p>	<p>Pending consideration.</p> <p>No documents added since May 2023</p>
<b>8</b>	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.	<p>Pending consideration.</p> <p>Flood risk assessment added December 2022</p> <p>Latest document September 2023</p>
<b>17</b>	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)	<p>Not supported.</p> <p>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.</p> <p>The building of 6 flats would be an overdevelopment of the site.</p>	<p>Pending consideration.</p> <p>Revised plans submitted April 2022 with revised parking. Highways Officer satisfied with parking but raises questions about bins and cycle store</p> <p>No documents added since October 2022</p>

<b>39</b>	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
<b>Applications from 2022</b>					
<b>24</b>	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
<b>26</b>	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
<b>27</b>	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
<b>31</b>	22/00587/FUL	7 Yew Tree Court Scott Street Walsden	Change of use from dwelling (Use Class C3)	No comment	Pending consideration  Latest document July 2022

		Todmorden Calderdale OL14 7TF	to Office (Use Class Eg(i)) for the support of the remaining apartments- As required by the Housing Association		
<b>42</b>	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
<b>69</b>	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of an annexe	Supported	Pending  Plans submitted April 2023  Latest document July 2023
<b>77</b>	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
<b>80</b>	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	TTC support this application if the Historical Buildings Officer supports it.	Pending  Latest document November 2022

			elevation and repointing (Listed Building Consent)		
<b>98</b>	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
<b>Applications from 2023</b>					
<b>110</b>	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
<b>113</b>	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
<b>123</b>	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of annex	Supported	Pending  Last document July 2023
<b>DC 19 July 2023</b>					
<b>20</b>	23/00613/LBC	Croft Farm Lumbutts Lumbutts Road Todmorden Calderdale OL14 6JH	Re-roofing of existing barn, installation of 7no. flush fitting conservation	Supported subject to the views of the Conservation Officer	Pending  Last document July 2023

			roof windows, widening of existing doorway to north elevation and single storey farm office extension to west gable end (Listed Building Consent)		
<b>DC 16 August 2023</b>					
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
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 workshop, laundry facilities, residential	Supported	Pending



			management unit, office and meeting room, access and parking		
<b>DC 11 October 2023</b>					
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 21 on application 13/01274/CON), which varied 13/01274/CON - Conversion of mill to form 10 apartments and 12 new build dwellings.	Supported	Pending

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
46	23/00799/FUL	Hall Ing Place Court Halling Place Todmorden Calderdale	Replacement of double-glazed windows and French doors	Supported	Pending
<b>DC 8 Nov 2023</b>					
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	Pending

52	23/00977/FUL	48C Halifax Road Todmorden Calderdale OL14 5QG	Conversion of community room to single 1 bed flat	Supported	Pending
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	Pending
<b>DC 6 Dec 2023</b>					
56	23/00995/LBC	Higher Stoodley Farm Lee Bottom Road Todmorden Calderdale OL14 6HD	Boiler installation on the first floor, this would require making a hole for the flue.	<p>The property is grade 2 listed dating from 1770.</p> <p>The proposal is to fit a flue to the exterior of a south facing bedroom on the first floor. The flue would enable the fitting of a new combi boiler in the bedroom.</p> <p>It is stated that the current boiler is located in the kitchen, below the bedroom mentioned above. The current boiler is leaking and needs to be replaced. There is not enough room to comfortably fit a new boiler along with a magnetic filter, in the current location but the pipework for the boiler runs under the flooring of the bedroom, so the new boiler can be moved upstairs with minimum disruption internally. However, the new boiler would require a flu in the new location. It is stated that mould and condensation is a problem in the kitchen so it is proposed to repurpose the hole made for the existing flue as an extractor fan for the kitchen.</p>	Pending

				A bat self-assessment has been completed and photos of the building have been provided to show that roosting bats are not an issue near the proposed siting of the flue	
57	23/00984/FUL	Calf Lee House Calf Lee Lane Walsden Todmorden Calderdale OL14 6XB	Conversion of Calf Lee Barn to a dwelling	<p>This proposal is to convert a barn into a 3-bedroom house. It is in the curtilage of the grade 2 listed late 18th century farmhouse. It is stated that as the barn, built in 2013 is an existing building set away from the farmhouse the conversion into a house should have no impact on the grade 2 listed property.</p> <p>This site is higher up from Warland Farm. The access road is a bridleway and in poor condition. Permission to make significant changes to Warland Farm was declined because of the poor access. It is stated that the conversion of the barn into a dwelling would not lead to over intensification of use of the bridleway and that the many passing places aid the movement of traffic. They also disagree with the comments of the Highways Officer on the previous application, that the entrance on to Rochdale Rd is problematic.</p> <p>A previous application (21/00776/FUL) was considered by TTC:</p> <p>‘Not supported on the grounds that the road access to the site is very poor and that it is already overwhelmed by the number of vehicles using it’.</p> <p>The applicant ultimately withdrew the application because of issues raised by Highways regarding the access road.</p>	Pending

				<p>It is stated that the current use of the barn is for stabling for two ponies and a donkey. Previously used as a car showroom.</p> <p>The proposed materials are: walls – stone for the corners and red Cedar sides (currently timber clad), roof - Tapco lightweight recycled plastic slates (currently cement fibre, windows (currently steel) and doors - triple glazed black aluminium, vehicle access and hard standing – gravel chippings</p> <p>It is proposed there will be 2 new cycle spaces and 2 new car parking spaces</p> <p>It is stated that the site has a 250m2 pond originally built by Yorkshire Water. It is the intended to use this as a balancing pond for the buildings surface water outflow, helping to slow the flow to acceptable levels.</p> <p>Various ecological reports are included. The species enhancement statement has suggested bird boxes be included together with the planting of several indigenous trees .</p> <p>It is stated that the proposal includes solar panels on the roof, and that subject to future permission, the applicant is keen to consider a wind turbine, as a clean source of sustainable energy.</p> <p>The owners of the farmhouse nearby have written in support of the application for the conversion of the building into a house.</p>	
58	23/01130/LBC	Oldroyd Cottage 11 Oldroyd Todmorden Calderdale	Replacement windows, provision of driveway,	The property is grade 2 listed some of which dates from the 16 <sup>th</sup> century. Other parts date from the 19 <sup>th</sup> century.	Pending

		OL14 6BE	demolition of outbuilding.	<p>The proposal is to install new timber double glazed windows and an air source heat pump, to do works within the garden to provide one car parking space and an electric vehicle recharging point and to demolish and existing small brick structure in the front garden which is an outside WC probably built in the 19<sup>th</sup> century.</p> <p>It is proposed to replace the existing pvcu and stained timber windows with painted hardwood double glazed windows. It is proposed to extend the gravel hard area.</p> <p>An arboricultural assessment recommends that 2 trees (Cypress) be felled due to their poor condition and proximity to the proposed driveway.</p> <p>It is proposed to fit a bat box. Guidance has been given about the avoidance of bats during the building works.</p>	
59	23/01044/FUL	Todmorden Police Station Burnley Road Todmorden Calderdale OL14 5EY	Renewal of windows and above ground drainage	<p>This property is in the Todmorden Conservation area and is in the NHDL list in the Neighbourhood Plan.</p> <p>It is proposed to replace the existing timber painted windows which are in a poor condition, with powder coated aluminium windows. It is also proposed to replace sections of the cast iron rainwater goods with matching sections of cast iron or heritage profiled aluminium.</p>	Pending

				Although the property is in Flood zone 3 it is stated that the proposals will not exacerbate the situation regarding flooding	
60	23/01041/HSE	106 Oak Avenue Todmorden Calderdale OL14 5PD	Single storey side extension	<p>The proposal is to create a utility room/WC.</p> <p>It is proposed that the materials to be used will match those existing: walls – brick, roof – tiles, windows – white uPVC</p>	Pending
61	23/01088/FUL	Boudicca Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of 2 semi-detached cottages for holiday let use	<p>The proposal is to build two 3 x bedroom semis. The site is accessed by the grade 2 listed, late 18<sup>th</sup> century canal bridge at Stack Hills Rd. It is situated in flood zone 1 area.</p> <p>It is stated that the houses are to be sited on a flatter area of the site and the works should not cause issues of land stability. A geotechnical survey has been done which states that there is a range of land stability from East to West together with suggested mitigations such as the installation of terracing on the slope and the insertion of retaining structures, such as timber sleepers or a crib wall in timber.</p> <p>It is stated that the houses have been designed to be sympathetic with the terraced and semi-detached houses in Todmorden. It is also stated that the current use of the site as a boatyard will not be affected. It is proposed that the walls will be made from coursed stone, the roof from grey slate and the windows white painted timber.</p> <p>It is proposed to include 4 car parking spaces.</p> <p>It is stated that 1 bat box and 1 bird box will be fitted on each property.</p>	Pending

62	23/01152/HSE	Jumps Cottage 2 Jumps Lane Todmorden Calderdale OL14 8HN	Replacement single storey side extension.	<p>Although this site is not in a Conservation Area, it is adjacent to Jumps Mill House which is a grade II listed building under 'Mill at Rear of Jumps'.</p> <p>The proposal is to provide dedicated working space and adaptable living/dining space for modern family needs.</p> <p>It is proposed that the materials to be used will match those existing: Walls – coursed sandstone, roof – slate, windows and doors – brown uPvc.</p> <p>The property is in flood risk zone 1 and it is stated that the proposal will not increase the risk of flooding.</p> <p>It is stated that the proposal is considered minor works and will not have significant adverse effects on any neighbouring properties.</p> <p>As a result of a preliminary inspection, it is stated that the building is considered to have low to negligible habitat value for roosting bats and it is therefore unlikely bats will be affected by the proposed development.</p> <p>It is stated that as the proposed development is single storey and that there is no potential for nesting boxes or for new bat habitats.</p>	Pending
63	23/00758/FUL	53 Halifax Road Todmorden Calderdale	Retrospective application for roller shutters to front elevation	This is a retrospective application for the Vape Shop on Halifax Rd. This property is in the Todmorden Conservation area. Although it is not listed it is adjoined to a row of shops that are.	Pending



				<p>It is stated that the roller shutters have been designed for the shop and that there are others on shops on Halifax Rd.</p>	
64	23/10020/ADV	53 Halifax Road Todmorden Calderdale	Retrospective application for Illuminated Signs and advertisement	<p>This is a retrospective application for the Vape Shop on Halifax Rd. This property is in the Todmorden Conservation area. Although it is not listed it is adjoined to a row of shops that are.</p> <p>It is stated that the illuminated signs were fitted over 18 months ago. There are 2 types of advertisement – illuminated signs and flag signs that sit on the pavement outside.</p> <p>It is stated that the signs project from the building, the maximum being 3.5 metres. The illuminated text will be yellow on a black background and it flashes intermittently.</p> <p>Highways have commented that the signs have no impact on the highway.</p>	Pending