

Item 6 Development Committee – 27 March 2024 - Summary of Information from Planning Applications					
Item no	Application Number	Address	Purpose	Note	In line with Emerging NP
6a	24/00102/FUL	Todmorden Community College Burnley Road Todmorden Calderdale OL14 7BX	Proposed extension to include a toilet block, relocation of main entrance, recladding, windows and doors to front and side elevations, and external works to include ramped access.	<p>The proposal is to improve the thermal efficiency, accessibility and operation of the building. It is stated that the changes will not impact the Todmorden Conservation area in which it sits.</p> <p>It is proposed to use the following materials: walls – timber cladding, cork and lime render on some existing brick surfaces, windows – replace the existing metal and UPVC windows with metal ones, doors – replace the existing metal and UPVC with timber.</p> <p>It is proposed to increase the number of cycle spaces from 8 to 14.</p> <p>It is stated that the proposals will not increase the risk of flooding.</p> <p>The planting beds at the front of the building will continue.</p> <p>A bat self-assessment was done and it is stated that the site is low risk for bat roosting.</p> <p>There are no Highway objections.</p>	HG1 – Yes 6.2 Design Guide -Yes
6b	24/20035/TPO	7 Harvelin Park Todmorden Calderdale OL14 6HX	Prune one tree and fell one tree	It is proposed 20% reduce the crown of the Hornbeam tree to improve safety and the health of the tree. It is also proposed to remove a nearby Field Maple tree to make more space for the Hornbeam.	N/A

6c	23/01172/HSE	Ratcher Cottage East Hole Bottom Road Todmorden Calderdale OL14 8DD	Creation of second floor bathroom by reconfiguring existing stud partitions. Removal of stonework to blocked up side elevation door and installation of stone cill. Fitting of timber escape windows and internal alterations.	<p>This property is grade 2 listed dating from the early 19th century.</p> <p>It is stated that the proposed changes are very minor and do not affect the original fabric of the building with most of the changes affecting only the modern additions to the property. It is also stated that the modifications will bring the property up to modern standards without detracting from its heritage.</p>	N/A
6d	24/20043/TPO	Land Opposite 2 To 32 Woodlands Avenue Todmorden Calderdale	Prune trees (Tree Preservation Order)	<p>This application has been submitted by Calderdale Council because several trees on the perimeter of the recreation ground are causing an obstruction to some streetlights and require light pruning for clearance</p>	N/A
6e	24/00187/FUL	572 Rochdale Road Todmorden Calderdale OL14 7SL	Change of use of ground floor to 1 no dwelling and external alterations.	<p>The proposal is to change the use of the ground floor from a shop to a 1 x bedroom dwelling.</p> <p>It is proposed that matching materials will be used: walls – sandstone bricks, windows – UPVC</p> <p>Canal and River Trust have said they have no comments.</p> <p>The property is in the Conservation area set amongst residential properties.</p> <p>The property is in a zone 3 flood area. The design includes provision for coping with floods such as the siting of electric sockets above a certain level and the installation of flood gates.</p>	H5 - Yes

6f	24/00052/FUL	Land Adjacent Railway Station Car Park Rise Lane Todmorden Calderdale	Creation of new access from Rise Lane to allow maintenance of the land accessed	<p>The proposal is to make a 2.4m wide opening in the boundary wall facing Rise Lane, fit an inward opening gate, and to install a dropped kerb to provide access for maintenance. It is noted that work has started on creating the new opening. The site is 166.00 Sq.metres.</p> <p>It is proposed to retain the existing wall around the proposed opening and to fit a timber fence to the entrance. The current vehicle access/hard standing is made from concrete paving flags. It is proposed to use tarmacadam for this project.</p> <p>The site is in the Todmorden Conservation Area. The site is close to the Queens Hotel (grade 2 listed), Todmorden Hall (grade 2* listed) and St Mary's Church (grade 2 listed). However, it is stated that the position of Rise House means that there is likely to be no impact of the proposed changes on the listed buildings nearby. It is stated that the wall has been repaired in the 20th century using modern materials.</p>	N/A
6g	23/01145/FUL	Land Rear Of 30 Cross Lee Road Todmorden Calderdale	Thirteen residential dwellings; revised house design to Plots 18 - 30; pursuant to planning approval 04/01508/RES	The building of this housing estate has been the subject of several complaints. This planning application is retrospective for at least some of the properties. The new build semis are significantly taller than the original properties on Cross Lee Rd. Windows at the side of the semi nearest to the original properties overlook them and the raised steps enable potential significant overlooking into the living accommodation of them. The end semi blocks the light entering the original properties.	

				<p>The application form states that the application is for 12 x 3 semi-detached bedroom houses and 1 x 4+ bedroom detached house. It states on the application form that work has not started. This is incorrect as several houses have already been built and have been for sale on the housing market since October 2023. The semi-detached houses for sale are quoted as having 4 bedrooms and not 3. Some of the houses are described as 'nearing completion'. The 4+ bedroom house is being marketed as a 6-bedroom house.</p> <p>https://www.rightmove.co.uk/properties/145960778#/?channel=RES_BUY</p> <p>https://www.zoopla.co.uk/for-sale/details/65187866/</p> <p>It is stated that the site is sustainably located, and that the development does not have adverse impacts which would significantly and demonstrably outweigh the benefits. It is also stated that a previous approval was granted in 2019 (19/00692) as an amendment to the extant Planning Permission on Plots 14 – 21. It states that the principal for housing development on the site has been established over decades; and the proposal has been seen previously to comply fully with all relevant policies both Local and National.</p> <p>It is stated that the distance between overlooking habitable rooms from the new homes to the existing houses is more than the minimum standards contained within the RCUDP and therefore the privacy of both new and existing are respected and protected.</p> <p>It is stated that the proposed properties are 2 storey above ground level (which is actually 3 storey) and that the majority of the dwellings in the area are 2 storey and therefore the proposal is consistent within the immediate surroundings.</p>	
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