

Item 8 Development Committee 27 March 2024

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>

				<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.</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>	
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				on a site which it is proposed will be more intensively developed. Latest document on website November 2022	
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	Pending consideration. Revised plans submitted April 2022 with revised parking. Highways Officer satisfied with parking but raises questions about bins and cycle store

				<p>applications have been rejected on the same grounds.</p> <p>The building of 6 flats would be an overdevelopment of the site.</p>	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.	<p>Pending consideration.</p> <p>No documents added since August 2021</p>
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.	<p>Pending consideration</p> <p>Last document June 2022</p>
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	<p>Pending consideration</p> <p>Latest document July 2022</p>
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	No objections	<p>Pending</p> <p>Last document August 2023</p>

			establishment with expanded food provision)		
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	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

			of use of Moorings from temporary residential to leisure and other associated works		
Applications from 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					
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	Supported subject to the views of the Conservation Officer	Pending Latest document August 2023

			removal of skylight (Listed Building Consent)		
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

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 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	Supported subject to the issue with Canal and Rivers Trust being resolved satisfactorily	Pending

			dwelling, with single storey and two storey rear extensions and new detached garage		
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
DC 6 Dec 2023					
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</p>	<p>Pending</p> <p>Last doc Jan 2024</p>

				<p>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> <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</p>	
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				<p>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>	
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> <p>Although the property is in Flood zone 3 it is stated that the proposals will not</p>	Pending

				exacerbate the situation regarding flooding	
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 18th 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
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DC 3 Jan 2024					
65	23/00919/FUL	Gorpley Farm Gorpley Road Todmorden Calderdale OL14 7HU	Horse exercise Manege together with change of use of land	Application supported	Pending
68	23/01218/VAR	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 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.	Application supported but with an emphasis to deal with any increased waste effectively.	Pending
DC 31 Jan 2024					

69	23/01286/FUL	Former Ferney Lee Services For Older People Lower Ferney Lee Todmorden Calderdale OL14 5NR	Development of nine dwellings, ten cottage flats and an Enterprise Centre providing various sized units of lettable space.	Strongly supported	Pending
70	24/20006/TPO	28 Stoodley Grange Todmorden Calderdale OL14 6JR	Prune one tree (Tree Preservation Order)	Supported	Pending
DC 28 Feb 2024					
72	24/00069/FUL	Stansfield Hall Nursery The Grove Todmorden Calderdale	Construction of a two-bedroom home, on the land southeast of the existing former nursery garden to Stansfield Hall. (revised proposal from 18/01303/FUL)	Supported	
73	FUL/2024/006 1	Portsmouth Mill Burnley Road Todmorden	Planning permission for works associated with an extant planning	Supported	

			permission with the adjacent local planning authority (Calderdale Borough Council) for the conversion of mill to form 10 apartments and 12 new build dwellings.		
74	24/00114/FUL	Greenhills 51 Ramsden Wood Road Walsden Todmorden Calderdale OL14 7UD	Demolition of garage and construction of new dwelling.	Supported	
75	24/00155/HSE	Great House Clough Barn Great House Road Todmorden Calderdale OL14 8RL	Garage conversion, construction of porch and canopy over kitchen external door.	Supported	
76	24/00140/VAR	Land South Of 335 Bacup Road Gorpley Road Todmorden Calderdale	Variation of Condition 1 (Approved Plans) of application reference 21/00841/FUL. Variation to	No Comment	

			consist of replacement plans for design changes.		
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