

Item 6 Development Committee – 5 th March 2025 - Summary of Information from Planning Applications					
Item no	Application Number	Address	Purpose	Note	In line with Emerging NP
6a	19/00072/DISC2	Todmorden Town Hall Rochdale Road Todmorden Calderdale OL14 5AA	Submission of information to discharge condition 2 on planning application 19/00072/LBC	Condition 2 <i>“Prior to the installation of any timber sliding and folding doors and any new panelling, full details shall be submitted to and approved in writing by the Local planning Authority. The doors and panelling shall be installed in accordance with the details so approved and shall be so retained thereafter.”</i>	N/A
6b	25/00047/HSE	9 Church Road Todmorden Calderdale OL14 8HW	Single storey extension and dormer	<p>Only the ground floor extension will be visible from the front of the property, however, both dormer and extension will be visible from all other aspects. Dormer matches the existing roof pitch.</p> <p>Proposed to use matching building materials to the existing property.</p> <p>Flooding assessment has been provided. The existing drainage system will be retained and utilised to manage surface water runoff. The system is considered adequate for the proposed extension.</p> <p>Proposed to install a bat roost box. Biodiversity officer is satisfied that the information presented demonstrates a low chance of an adverse impact on roosting bats.</p>	<p>Supported by H3- Building height, scale, materials must respect the surrounding context.</p> <p>Supported by H8 – Proposals should demonstrate how flooding and water management will be addressed.</p> <p>Not supported by the design guide, which suggests avoiding flat roofed structures alongside a pitched dwelling.</p>

6c	24/01305/OUT	Portsmouth Mill Station Parade Todmorden Calderdale OL14 8PU	Two dwellings	<p>Application for demolition of existing Portsmouth Mill and to build two dwellings.</p> <p>This is an outline plan, currently the dwellings are for an unconfirmed number of bedrooms. Further details will be discharged at a later date.</p> <p>Highways have no objection except with regards to access and have stated, when discharging further conditions, the applicant should provide a pedestrian footway to connect the site to and beyond the railway level crossing.</p> <p>Medium Risk – Potential Mining Risk. Coal authority recommend intrusive investigations and any remedial work be carried out before any work begins.</p>	In theory, this application is supported by policy H1 – Infill housing, using an existing brownfield site.
6d	25/00109/LBC	2 North Scaitcliffe Todmorden Calderdale OL14 7DQ	Installation of stair lift (Listed Building Consent)	To aid mobility of the owner/occupier. The handrail to be removed has no historic value and the stairlift is easily removable and will only be installed for the duration of the occupancy of the current owner.	Supported by H7, Inclusive and accessible homes. Making homes fit for their occupants.
6e	25/00010/VIS	Poultry Dealers Arms 2 Kitson Wood Todmorden Road Calderdale OL14 8HH	Single storey first floor extension	<p>Appeal on “Refuse” decision for application 24/01048 which was previously supported by the Development Committee at 6th November meeting.</p> <p>Now with the planning inspectorate, there is the option to withdraw any previous comments made if the committee wish.</p>	Originally stated yes – ED3, home working supported.

6f	25/00099/LBC / 25/00098/HSE	Fold Farm East Crossley New Road Todmorden Calderdale OL14 8RP	Installation of air source heat pump and solar panels on existing garage.	<p>2 Applications have been listed for the same address, same purpose etc. but 1 under Listed Building Consent.</p> <p>Solar panels to be fitted are replacing existing panels that are 20 years old. Applicants have stated that the garage isn't included in the listed building status, confirmed in a previous application for the same garage, where a CMBC planning officer stated LBC wasn't necessary.</p> <p>Heat source pump will be attached to the main dwelling, which is listed, however, the applicants state that the placement has been carefully considered to ensure that it would not be immediately visible and involves minimal work to the dwelling, therefore not harming the historic significance of the building.</p>	<p>Supported by policy H6-Sustainable Homes.</p> <p>"The use of sustainable construction methods, including the use of on-site renewable energy provision such as PV panels and air source heat pumps and achieving high energy and water efficiency standards will be supported."</p>
6g	25/00023/HSE	1 Rose Bank Road Todmorden Calderdale OL14 7AL	Dormer to rear roof pitch.	<p>Addition of a dormer to rear of property. Would not be visible from the front elevation.</p> <p>Low chance of adverse impact on roosting bats.</p> <p>Proposed to use material matching existing building. Adjacent properties have also been altered and extended so the dormer won't necessarily affect the setting.</p>	<p>Supported by H3, building heights, scale and materials must respect the surrounding context.</p> <p>Supported by design guide as dormer will match/be lesser than the existing roof pitch.</p>

6h	25/00123/FUL	Land North Of 21 Badger Wood Badger Wood Todmorden Calderdale	Six semi-detached bungalows and 1 detached house with new private access road.	<p>Kilnhurst Developments Ltd has submitted a full planning application for six semi-detached bungalows and one detached house on land adjacent to Badger Wood. This follows a previous approval (21/00826/FUL) for nine bungalows at the site in September 2022.</p> <p>The revised scheme consolidates three plots into a single detached dwelling, designed to accommodate the applicant's family and elderly in-laws, while retaining the previously approved access and general layout.</p> <p>The key amendments include updated bungalow designs featuring open-plan interiors, the use of traditional materials with a modern aesthetic, and significant biodiversity enhancements. The development will involve reshaping the site's banking with retaining walls and native planting to reinforce the natural buffer zone. Ecology reports confirm a net biodiversity gain, including tree planting, hedgerow improvements, bird/bat boxes, and a hedgehog highway. The scheme also meets accessibility requirements, incorporates sustainable drainage measures, and aligns with crime prevention principles.</p>	<p>H6, demonstrates environmental sustainability through biodiversity enhancements and ecological improvements</p> <p>NE.3 through the introduction of green infrastructure elements that support biodiversity and wildlife movement, contribute to a net gain in biodiversity, and respect the local natural environment.</p> <p>H.3 effort to respond to local character and integrate with the natural environment.</p>
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6i	25/20043/TPO	19 Stoodley Grange Todmorden Calderdale OL14 6JR	Prune one tree (Tree Preservation Order)		
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