

Item 6 Development Committee – 2 October 2024 - Summary of Information from Planning Applications					
Item no	Application Number	Address	Purpose	Note	In line with Emerging NP
6a	24/00719/FUL	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	4 new semi-detached dwellings	<p>The current proposal is for four 3 x storey, semi-detached 3 x bed houses. (without integral garages).</p> <p><i>There have been previous planning applications for this site.</i></p> <p><i>1.19/00767/OUT and 20/01282/RES – the application was for a single detached house – TTC feedback was:</i></p> <p><i>‘Supported provided Calderdale MBC are satisfied with the plans and there is no damage to the cemetery wall’.</i></p> <p><i>This application was approved.</i></p> <p><i>2.22/00320/FUL – the application was for a block of 3-storey 4/5 dwellings - TTC feedback in May 2022:</i></p> <p><i>‘Although in principle the building of houses in this location is supported the number of houses and small number of parking spaces in this plan is not supported. Also, there are access and visibility issues at this site due to the bend in the road. There are also parking issues generally in this area.</i></p> <p><i>Also, any external surfaces should be permeable’.</i></p> <p><i>The application was rejected because:</i></p> <p><i>‘Highways have stated that they cannot support the application because of over intensification detrimental to highway safety’.</i></p>	N/A

				<p><i>The applicant appealed but this was dismissed in October 2023, the main issues being the effect of the proposal on the character and appearance of the area; whether the proposal would affect highway safety with particular regard to the parking and manoeuvring space within the site; whether the proposal would provide acceptable living conditions for future occupants with regard to the provision of private garden space and whether it would be a suitable location in relation to policy on designated open space.</i></p> <p><i>The appeal was dismissed because the plan was contrary to the Calderdale Local Plan. The design of a 3 storey block of 4 houses with integral garages was considered incongruous to the amenity of the area.</i></p> <p>The proposed materials are: walls – stone, roof – slate and windows – UPVC.</p> <p>The site has a low flood risk – flood zone 1.</p> <p>It is proposed to have 8 parking spaces.</p>	
<b>6b</b>	24/00698/FUL	Robinwood Brewery Burnley Road Todmorden Calderdale OL14 8EX	Proposed Rebuild of External Wall Construction to Front Elevation and Replacement roof construction	<p>It is proposed to use the following materials: walls – coursed stonework to front elevation (existing finish is render) and roof – grey Kingspan insulated cladding (existing is natural slate and glazed Northlights).</p> <p>In one document it is stated that the site is at low risk of flooding. However, on the Groundsure Review, it is stated that the site is at medium risk of flooding from the river and at a highly significant risk of flooding from surface water.</p> <p>A bat survey has been done though the biodiversity Officer has requested more photos to illustrate any presence of bats on</p>	

				the property. It is proposed to include bat boxes in the development.	
<b>6c</b>	24/00810/LBC	1 Cropley House St Peters Gate Walsden Todmorden Calderdale OL14 6BG	Internal works to form two new bedrooms over lounge, storage areas and one new roof light in west-facing roof.	<p>The property is grade 2 listed dating from 1875.</p> <p>The proposal is to increase the number of bedrooms from 2 to 4 through utilizing a void/loft on the first floor above the lounge.</p> <p>It is stated that the impact of the proposed additional roof light in the West facing roof will be minimal and that the same materials and colours found elsewhere will be used.</p>	
<b>6d</b>	24/20151/TPO	Land Opposite 300 Bacup Road Todmorden Calderdale	Works to trees (prune and fell four) (Tree Preservation Order)	The proposal is to crown lift a Poplar tree to prevent highway obstruction, to fell 3 Sycamore trees which are near the highway and/or pond which are in a poor condition/life expectancy.	
<b>6e</b>	24/00819/VAR	Land Adjacent Todmorden Edge South Parkin Lane Todmorden Calderdale	Variation of condition 1 on application 22/00521/FUL - Amendments to provide improved entrance and plant room	<p>The original application (22/00521/FUL) was for the conversion and extension of a former hangar to form a dwelling. This was supported at the DC meeting in June 2022 and the application was approved by Calderdale Council.</p> <p>The variation relates to changes to the entrance and plant room.</p>	