

Item 6 Development Committee – 3 July 2024 - Summary of Information from Planning Applications					
Item no	Application Number	Address	Purpose	Note	In line with Emerging NP
6a	24/00114/FUL	Greenhills 51 Ramsden Wood Road Walsden Todmorden Calderdale OL14 7UD	Demolition of garage and construction of new dwelling.	<p>The proposal is to demolish a detached garage and build a two storey 2 x bedroom house in its place.</p> <p>This application was considered by the DC on 28 February 2024 and the application was supported then. TTC has been asked for feedback again. A revised site plan and site section have been included.</p> <p>A request was made by a representative of the owners of 49 and 53 Ramsden Wood Rd for the planning officer to visit the site as it is stated that the plans used for a previous application in 2018 (and now the 2024 one) are not accurate and that the impact of the proposal will be substantial for no 49 as the garage is nearer than it looks on the current plan, that the 2 storey building will increase the massing and there will be increased overshadowing of no 49 and 53. There is also an issue with the verge at the front that has been maintained by no 53 which would be impacted by the proposal.</p> <p>A sun report has been produced to highlight what shadow would be caused by the proposed building on nos 49 and 53.</p> <p>Highways and the Biodiversity Team have no objections.</p>	N/A
6b	24/00515/VAR	Adamroyd Mill Blind Lane	Variation of conditions 21, 22, 23 & 25 and	Approval was given for this application (made in 2008) and granted in 2014. A variation of some of the conditions imposed at the time has been requested. It is pointed out	N/A

		<p>Todmorden Calderdale</p>	<p>removal of condition 24 (service vehicles turning and manoeuvring area) on application 08/02020/FUL</p>	<p>that the Environment Agency had amended the flood map so that the site is now in flood zone 2 and 3. In the Supporting Statement from 2016 it seems that the expectation was to keep the existing planning permission extant in 2017 so that a flood sequential test would not be necessary (as it would be with a new application). It is proposed at the time that some of the original development would not be built to accommodate for the change in flood zone demarcation.</p> <p>Two public comments have been received. One from the owner of Calder House stating that although the 2018 Flood Assessment stated that there has been no recorded flooding on this site until 2015. The resident reported that this land has flooded at least four times in the last 30 years, the last one being in 2020. It is believed that the surface water comes from the culverat at Oak Hill Clough culvert at the top of Victoria Road and the culverts up the valley from Burnley direction. The water collects at the end of Albert Street to a depth of over 1 metre from the dropped kerb off Victoria Road and Burnley Road.</p> <p>Another resident states that Calderdale commissioned a flood report that recommended that 80% of the site should not be built on due to being in flood zone 3. The proposed access road is off Victoria Road onto Albert Street. Both of these roads flood and Albert Street floods to over 1 metre. There is photo and video evidence of the flooding on Albert Street as recent as February 2020 when 2 school minibuses were flooded when parked on Albert Street. Also, the proposed widening of Victoria Road will lead to poor visibility from Albert Street onto Victoria Road due to a garden wall. Victoria road is now used as a short cut due to the new road management in the centre of Todmorden. That combined with resident parking makes Victoria Road a bottle neck for traffic.</p>	
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				A Highways Engineer confirms that condition 24 is not necessary as there is already a turning point on the site for refuse wagons.	
6c	24/00552/VAR	Land South Of 335 Bacup Road Gorphey Road Todmorden Calderdale	Variation of Condition 1 (approved plans) of application 21/00841/FUL. Variation to consist of alterations to proposed glazing features to east elevation, alterations to internal floor plans.	<p>The DC commented as below on the original application in August 2021:</p> <p><i>Concerns included:</i></p> <ol style="list-style-type: none"> 1. Radiological contamination. 2. Requirement for a cycle store. 3. Tree survey required 4. Potential for pollution from old mine workings if works result in water accessing this. 5. Plot currently being used for the turning of heavy vehicles. 6. Requirement for hardstanding surfaces to be permeable. <p><i>Also concerns about possible overlooking and the possibility that the existing spring water supply is currently fully used so that an additional supply may need to be found for this house.</i></p> <p>The application was approved by Calderdale Council.</p> <p>The variations requested are:</p> <ol style="list-style-type: none"> 1. To remove the Juliette balcony at first floor, along with repositioning of the window to the left-hand side of the elevation, this is to be replaced with an opening which is consistent throughout the first floor. 2. To remove the window from the east elevation at ground floor level for external visual appearance. 3. Altering the first-floor layout for there to be one single bedroom, and two double bedrooms. Also to re-position the bathroom, to minimize the quantity of soil vent pipes required by positioning the first and ground floor toilets 	N/A

				<p>above each other.</p> <p>It is stated that the removal of the ground floor window on the east elevation will have very little impact on the surrounding area and that this is a design change that will benefit the consumer of the dwelling allowing more usable internal wall space.</p> <p>It is stated that the impact of replacing the Juliette balcony with a window will be minimal as this is a slight design change from the original proposal.</p>	
6d	24/00223/FUL	Land North East Of The Bungalow Gorpley Road Todmorden Calderdale	Proposed American barn with associated regrading work and access arrangements	<p>The site is currently used for grazing.</p> <p>The proposal is to erect an American barn to provide stabling for four horses along with a tack room and hay store. The building will also include an accessible area for the horses to move around freely outside their stables but within the confines of the building to provide a secure but more informal living arrangement for the horses, which is becoming a more popular practice. American barns have the benefits of providing cover from the elements whilst mucking out and feeding during the colder months.</p> <p>It is proposed that the building will be rectangular and clad in timber with an Onduline pitched roof. The footprint will measure 18.3m long by 10.1m wide with an eaves height of 2.23m and a ridge height of 3.7m.</p> <p>The land will be excavated and regraded to create an even base for the building. It is stated that hard surfacing around the stables will be kept to a minimum but will be permeable and of a muted tone to integrate into the landscape.</p>	N/A

				<p>The existing access from Gorpley Lane will be used to cater for the vehicles that will occasionally visit the stables with the pedestrian access past Howroyds Barn to and from the applicant's dwelling through the field being the most regular access route.</p> <p>It is stated that the stables will be used solely for private recreational use by the applicant for her own horses and not for commercial purposes. A standard design concrete based and three walled 'muck heap' will be provided on-site adjacent to the building.</p> <p>It is stated in the application that a previous application on the site (18/00534/FUL) relates to the conversion and partial rebuild of Howroyds Barn to form a dwelling.</p> <p>A drainage assessment has been completed.</p> <p>A Biodiversity Net Gain Assessment concludes that BNG will be achieved through grassland enhancement.</p>	
6e	24/00500/FUL	Castle Hill Primary School Halifax Road Todmorden Calderdale OL14 5SQ	Demolition of existing buildings and construction of new part 2 storey, part 1 storey school building, associated car park reconfiguration, landscaping, sprinkler tank and bin store.	<p>There has been public and other consultation for these plans.</p> <p>The building dates from 1912. It is not a listed property.</p> <p>There are significant issues with the building including leaking from the roof, damp, poor thermal performance and movement within the building. It has been identified by the DFE that the building needs to be replaced.</p> <p>There are two grade 2 listed buildings at 3 and 5 Castle Grove are located close by to the southwest of the site. It is stated that the new building will be consistent with these listed buildings.</p>	N/A

			<p>The site is in a zone 1 area and is at low risk of flooding although there is a risk of surface water flooding from the railway cutting behind.</p> <p>It is stated that the land is contaminated and various studies have been produced to deal with this.</p> <p>There will be a reduction from 11 to 7 car parking spaces but there will be 1 new disability parking space. There will be 22 new cycle spaces.</p> <p>It is stated that in terms of the appearance of the proposed building, a key driver for the facade is to complement the character and quality of the existing buildings and reflect the architectural interest of the existing school building. It is stated that the materials have been specifically chosen following an in-depth analysis of the context and heritage of the use of stone materials in Todmorden. The proposed materials palette is selected to be robust, low maintenance, considerate of context and appropriate for the school typology. Coursed split-faced stone, wet cast stone, buff multi-brick and apertures of glazing will create a simple colour palette appropriate to the local area.</p> <p>Also, it is stated that the flat roof design will enable a bio-solar roof to be incorporated.</p> <p>A Biodiversity Assessment has been done which concludes that the site will have a significant increase in biodiversity because there is a greater site coverage of greenspace habitat including a green roof and green space which has reduced the overall coverage of urban sealed surfacing and buildings. In addition, neutral grassland creation and enhancement of modified grassland into neutral grassland and the addition of new trees.</p>
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				There are to date 4 public comments – all in support of the building of a new school.	
6f	24/00564/LBC	Inchfield Inchfield Road Walsden Todmorden Calderdale OL14 7QW	Replacement of materials to existing conservatory	<p>The manor was built in 1848 and is grade 2 listed.</p> <p>The conservatory, situated at the rear of the manor, was added in 1989, replacing an earlier structure.</p> <p>It is stated that the conservatory is in poor condition and requires extensive repair. The roof is polycarbonate twin-wall panels which is considered unsuited to the setting. The materials, whilst appropriate in greenhouse design, are inadequate at preventing significant heat loss from the house in the colder months and being a surface prone to condensation and therefore mould growth.</p> <p>The timber frame walls of the conservatory have been well repaired and redecorated over the years, but they are now reaching a condition which will require significant expense to further maintain and protect from the external climate. It is stated that the existing conservatory features timber frame walls with polycarbonate twin-wall panels for the roof. The proposed replacement will use aluminium frames painted to match the existing style, with double glazed panels for the walls and an artificial slate roof. These materials have been selected for their improved thermal efficiency, durability, security and aesthetic compatibility with the historic character of Inchfield Manor. It is stated that the proposed replacement of the conservatory's glazing will not cause harm or loss of historic fabric to Inchfield Manor. It is stated that the conservatory, a modern addition, does not contribute to the historical significance of the manor. The proposal will not adversely affect the setting or understanding of the listed building.</p>	N/A

