

<b>Item 6 Development Committee – 7 August 2024 - Summary of Information from Planning Applications</b>					
<b>Item no</b>	<b>Application Number</b>	<b>Address</b>	<b>Purpose</b>	<b>Note</b>	<b>In line with Emerging NP</b>
<b>6a</b>	24/00595/HSE	Blue Bell Farm Blue Bell Lane Todmorden Calderdale OL14 8SE	2 storey extension of utility room, sun room and shower area at ground floor and bedroom with ensuite shower room and office at first floor level	<p>The proposal is to extend the house to include a 4<sup>th</sup> bedroom with ensuite, an office and balcony on the first floor and a sunroom, shower and utility on the ground floor.</p> <p>The materials to be used are matching to those existing: roof – stone slate, walls – coursed grit stone and sand and cement render, windows – double glazed UPVC,</p> <p>It is proposed to fit a bat box and a swift box to increase biodiversity.</p> <p>A bat self-assessment has been completed.</p>	N/A
<b>6b</b>	24/00657/LBC	Whiteley Royd Farm Eastwood Lane Todmorden Calderdale OL14 8RS	Demolition and reconstruction of porch, attic conversion.	<p>This property is grade 2 listed and dates from the 17<sup>th</sup> century.</p> <p>The proposal is to adapt the attic space (which is currently used for storage) for a study, accessible storage space and extra toilet facilities, whilst carrying out necessary roof repairs. It is proposed that the staircase will be replaced and 3 conservation style roof lights fitted to improve the amount of light and ventilation.</p> <p>Downstairs the proposal is to add a WC and to rebuild the porch (built in the 1970's) to improve its appearance and function.</p> <p>It is proposed to use matching and sympathetic materials to the original house: walls – millstone grit, roof – York stone tiles, doors and windows – hardwood.</p>	N/A

<b>6c</b>	24/00656/HSE	Whiteley Royd Farm Eastwood Lane Todmorden Calderdale OL14 8RS	Demolition and reconstruction of porch, attic conversion.	As above	N/A
<b>6d</b>	24/00306/FUL	Garage 8 Pear Place Todmorden Calderdale	Change of use of land to create garden area for 785 Burnley Road	<p>This is a retrospective application to change the designated use of the tarmac area at the side of the property from 'hard standing for parking and garages' to 'domestic'. When the applicant bought the house in 2018 there was already a fence around the area and they have added a layer of wood chips over the existing tarmac.</p> <p>The land is designated a zone 3 (high risk) area as there is a culvert under the house and road. It is stated that cellar is dry with no flooding.</p> <p>There are no objections from Highways to the proposals.</p>	N/A
<b>6e</b>	24/00600/FUL	Walsden Cricket And Bowling Club Rochdale Road Todmorden Calderdale OL14 7SX	Renewal of permission for the caravan to the side of the cricket field as originally approved.	<p>The proposal is to renew the existing planning permission for a two bedroom caravan to be sited at the side of the cricket field.</p> <p>There are no objections from Highways or the Biodiversity Officer to the proposals.</p>	N/A
<b>6f</b>	24/00497/HSE	7 Lower Laith Avenue Todmorden Calderdale OL14 5RU	Single storey side extension to provide wet room with disabled access	<p>It is proposed to build a one-storey extension to provide a wet room and WC suitable for a person living with a disability.</p> <p>It is proposed that the materials to be used will match those existing: walls – brick</p>	N/A

<b>6g</b>	24/00693/FUL	Land South of Roebuck Inn Burnley Rd Todmorden Calderdale	Creation of new vehicular access point for occasional use by forestry traffic	<p>The proposal is to create a new access point across a grass verge with kerbs at the junction of Carr Rd and Burnley Rd in Portsmouth. The access point is required to accommodate the harvesting of diseased Larch trees at Bearnshaw Hill which have been condemned by the Forestry Commission. 19 metre long HGVs will be used for this.</p> <p>It is stated that Carr Road is the sole route onto the private forestry track that serves Bearnshaw Wood. In the past larger vehicles have accessed this road but have had to do an unsafe manoeuvre to achieve it.</p> <p>It is stated that the temporary access will be 5.5m in width and will be constructed with an industrial footway crossing specification to be agreed with Calderdale Council. The works will include a new dropped footway crossing around 8m in width where the temporary access meets Burnley Road. To the rear of the footway, it is proposed to provide removable bollards (or similar approved), which would be removed during the temporary works to remove trees and then reinstated during the long periods between harvesting events.</p> <p>It is stated that HGVs associated with the removal of larch at the site will not travel to or from the east via Burnley Road.</p> <p>It is stated that there will be no harm in respect of visual amenity or any other planning considerations.</p>	N/A
<b>6h</b>	24/00631/FUL	Land south of Bryn Syriol West View The Hollins Todmorden Calderdale	Detached house (Revised details pursuant to 19/00455)	<p>The proposal is to vary the design of the detached house for which planning permission was given for 19/00455. It is argued that the planning permission is extant.</p> <p>The proposal is to change the internal design to a more traditional family dwelling with living accommodation on the</p>	N/A

				<p>ground floor and bedrooms on the first floor. Previously, the design (for a specific customer) had a large garage which reduced the living available. There is some change to the external design including a reduction in the height of the masonry gable facing West View.</p> <p>A land stability assessment was provided in June 2019 which states that providing suitable drainage is installed, a detailed intrusive survey was not required. This was a condition of the planning permission in 2019.</p> <p>The Biodiversity Officer is satisfied that a bat survey is not required and with the proposals in the Species Enhancement Statement.</p> <p>It is stated that the materials to be used will be traditional for the area: stone for the walls, slate for the roof, UPVC windows and composite doors.</p>	
<b>6i</b>	24/00589/LAA	Centre Vale Park Burnley Road Todmorden Calderdale	Demolish conservatory	<p>Proposal to demolish the conservatory and concrete base which used to be an animal house. It is stated that it is in poor condition and the subject of vandalism. It is proposed that the wall will be retained as a retaining wall and walkways, and a planting scheme will be put in its place.</p> <p>The conservatory is set in the memorial garden which is grade 2 listed. It is stated that the conservatory structure is not sympathetic to the war memorial gardens, due to its condition and its formation and structure.</p> <p>The memorial garden is part of Centre Vale Park which is in the Todmorden Conservation area and is a designated park. It is stated that the removal of the conservatory will be a positive thing for the conservation area as it will expose the former coach house stonework wall. It is also stated that it will provide more space for the public to use.</p>	N/A

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