

**Item 7 Development Committee 30<sup>th</sup> April 2025**

**Planning Application Feedback.**

<b>Application Number</b>	<b>Address</b>	<b>Purpose</b>	<b>Consultation Feedback</b>	<b>CMBC Decision</b>
<a href="#">21/00267/FUL</a> (20/00646/FUL)	Former Garage Site Ridge Road Todmorden Calderdale	Residential development of six flats (Amended application to 20/00646/FUL)	<p>Not supported</p> <p>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.</p> <p>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.</p>	<p>Pending consideration.</p> <p>As of April 2025, there are new documents added, appears to be a revised plan with further consultee comments made.</p>
<a href="#">23/01088/FUL</a>	Boudicca Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of 2 semi-detached cottages for holiday let use	<p>Although the aspiration to increase tourism in Todmorden is supported there are major concerns about this proposal and the associated one for glamping pods/caravan site in application 20/00939/FUL for which TTC has already raised significant concerns.</p> <p>Specifically these include concerns about the grade 2 listed bridge in terms of its heritage but also any increased weight over it and an increase in usage. Todmorden Town Council has already</p>	<p>Pending</p> <p>New supporting information provided 12<sup>th</sup> March 2025</p>

			<p>requested that Canal and River Trust and Rights of Way Officers be consulted. Other canal bridges have been damaged, including the one at Stoodley Glen, and it can take many years for these to be repaired. The bridge is a right of way and as such the ROW team would probably have an opinion about an increased level of vehicular access on the bridge.</p> <p>There is also concern about the amount of materials required for the build being brought over the bridge.</p> <p>Other significant concerns are about land stability. The report submitted does not seem to be a detailed geotechnical survey. There are also concerns about drainage, including surface water drainage into the canal.</p>	
<a href="#">24/00552/VAR</a>	Land South Of 335 Bacup Road Gorpley 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.	Supported	Permission to remove/vary condition granted with conditions March 2025.

<a href="#">24/00669/FUL</a>	Pennine Lodge Care Home Burnley Road Todmorden Calderdale OL14 5LB	Change of use from a care home (C2) to a special school (F1) with revised parking and servicing arrangements.	Supported	Pending  April 2025. More documents have been uploaded following requests from Calderdale. Still in consultation period.
<a href="#">24/00719/FUL</a>	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	4 new semi-detached dwellings	No comment but Members wished to highlight the concerns with ingress, egress and lines of sight at this location	Pending  More documents provided and further consultee comments.
<a href="#">24/00939/HSE</a>	Brelades 215 Halifax Road Todmorden Calderdale OL14 5RX	Installation of two small windows in east elevation first floor master bedroom	<i>Support</i>	Permit with conditions.

<a href="#">24/00913/FUL</a>	Higher Greave Farm London Road Todmorden Calderdale OL14 6HJ	Change of use from agricultural to menage with lighting columns and screen planting	<i>Object in regard to flood/drainage issues, the proposed large bright lighting and its effect on the wildlife and that the bat survey provided is out of date.</i>	Pending  Further documentation provided and in consultation period.
<a href="#">24/00902/FUL</a>	Bellholme Sports Ground Rochdale Road Todmorden Calderdale OL14 6UH	Internal alterations, external insulation and extension to existing clubhouse. Installation of solar panels and air source heat pump. Works to the wider site to include new playing fields, all cycle track and landscaping works.	<i>No comment</i>	Pending  Further documents added since November 2024 and another consultation.
<a href="#">25/00003/FUL</a>	Stanley Cryer Court Dover Street Todmorden Calderdale	Replace communal window with door and side windows and construct a	<i>Support</i>	Permit with conditions

		raised platform deck with steps		
<a href="#">25/00047/HSE</a>	9 Church Road Todmorden Calderdale OL14 8HW	Single storey extension and dormer	<i>Support</i>	Permit with conditions
25/20043/TPO	19 Stoodley Grange Todmorden Calderdale OL14 6JR	Prune one tree	<i>Support subject to the view of the CMBC arboriculturist.</i>	Application withdrawn