

Item 8 Development Committee 15th January 2025

Planning Applications that Todmorden Town Council has been Consulted on by Calderdale Council

| Item no | Application Number | Address | Purpose | Consultation Feedback | CMBC Decision |
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| Applications from 2021 | | | | | |
| 2 | 21/00267/FUL (20/00646/FUL) | Former Garage Site Ridge Road Todmorden Calderdale | Residential development of six flats (Amended application to 20/00646/FUL) | Not supported 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. 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. | Pending consideration. No documents added since May 2023 |
| 8 | 21/00370/RES | Car Park Brewery Street Todmorden Calderdale | Four dwellings (Reserved Matters Pursuant to Application 18/01471/OUT) | Supported providing sufficient parking is provided and that any external surfaces are permeable. | Pending consideration. Flood risk assessment added December 2022 Latest document September 2023 |
| Applications from 2022 | | | | | |
| 77 | 22/01053/VAR | Walsden Methodist Church Rochdale Road Todmorden | Variation of Condition 4 on planning | Supported | Pending Latest document March 2023 |

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| | | Calderdale OL14 7SL | application 15/00862/CON | | Planning permission has expired. |
| 80 | 22/00982/LBC | 5 Hollins Road Todmorden Calderdale OL14 6PG | Re-instate mullions and doorway, removal and infill of existing window, replacement windows to front elevation and repointing (Listed Building Consent) | TTC support this application if the Historical Buildings Officer supports it. | Grant Listed Building Consent with conditions |

Applications from 2023

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| 43 | 23/00698/FUL | Land East Of 18 To 24 Summerfield Road Todmorden Calderdale | Six dwellings with associated parking and gardens. | Supported subject to the comments of the Highways Officer. Also, because there is a substantial area of undisturbed land involved, that there is an appropriate amount of biodiversity net gain | Pending Last document July 2024 |
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DC 6 Dec 2023

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| 61 | 23/01088/FUL | Boudicca Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW | Construction of 2 semi-detached cottages for holiday let use | The proposal is to build two 3 x bedroom semis. The site is accessed by the grade 2 listed, late 18 th century canal bridge at Stack Hills Rd. It is situated in flood zone 1 area. It is stated that the houses are to be sited on a flatter area of the site and the works should not cause issues of land stability. A geotechnical survey has been done which states that there is a range of land stability from East to West together with | Pending Last doc June 2024 |
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| | | | | <p>suggested mitigations such as the installation of terracing on the slope and the insertion of retaining structures, such as timber sleepers or a crib wall in timber.</p> <p>It is stated that the houses have been designed to be sympathetic with the terraced and semi-detached houses in Todmorden. It is also stated that the current use of the site as a boatyard will not be affected. It is proposed that the walls will be made from coursed stone, the roof from grey slate and the windows white painted timber.</p> <p>It is proposed to include 4 car parking spaces.</p> <p>It is stated that 1 bat box and 1 bird box will be fitted on each property.</p> | |
| DC 27 March 2024 | | | | | |
| 83 | 23/01145/FUL | Land Rear Of 30 Cross Lee Road Todmorden Calderdale | Thirteen residential dwellings; revised house design to Plots 18 - 30; pursuant to planning approval 04/01508/RES | <p>Definitely not supported.</p> <p>The Development Committee is appalled and strongly disapproves of this retrospective application.</p> <p>TTC is very concerned about the expected change in view created by the development from the Conservation area (from the lane behind the Leisure Centre).</p> <p>It was noted that under TTC emerging Neighbourhood Plan that the following policies were not met:</p> | <p>Pending</p> <p>Last docs Nov 2024</p> |

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| | | | | <p>1. H2 - Mix of housing does not include 1, 2 and 3 bedroom properties which were identified as the priority in a Housing Needs Assessment.</p> <p>2. H3 - The housing design (4 storey houses) does not reflect the local character.</p> <p>3. H4 and H9 – Innovative Housing – this application does not come from a community led organisation</p> <p>4. H6 – Sustainable Homes and TM3 – EV charging points – no evidence seen of these requirements</p> <p>5. H8 – SUDS – No mention in application</p> <p>6. Inclusive and Accessible Homes – Although the homes are near a bus stop, four storey houses are not ideal for people with limited mobility.</p> <p>Checking with the provisions of the Local Plan also:</p> <p>1. BT2 – The large blank gable overshadows and dominates the rear gardens of 32, 34 and 36 Cross Lee Rd</p> <p>2. NPPF 131/BT1 – If design standards are to be raised, builders need to be aware that completing a building before gaining</p> | |
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| | | | | <p>planning consent does not mean that standards will be relaxed.</p> <p>It is strongly recommended that enforcement action be taken, including the reduction of the building height to two storeys to limit the overbearing impact on the 32, 34 and 36 Cross Lee Rd</p> | |
| DC 5 June 2024 | | | | | |
| 5 | 23/01044/FUL | Todmorden Police Station Burnley Road Todmorden Calderdale OL14 5EY | Renewal of windows and above ground drainage | Not supported. This building is noted as a non-designated heritage property on the emerging TTC Neighbourhood Plan. In line with the views of the Conservation Officer it is preferable that windows and rainwater goods are repaired, if possible, rather than being replaced. | Approved with conditions |
| 7 | 24/00174/HSE | 44 Stansfield Road Todmorden Calderdale OL14 5DT | Creation of enlarged dormer roof extension | Supported | Approved |
| 10 | 24/00302/LBC | Old Farm Mankinholes Bank Todmorden Calderdale OL14 6HR | Part demolition and part conversion of existing buildings to create six dwellings | <p>A decision was not reached at the meeting and more information was requested so that feedback can be given by the stated deadline 13 June.</p> <p>The following decision was agreed with the Chair and Vice Chair:</p> <p>This is not supported for the following reasons:</p> <ul style="list-style-type: none"> - The narrow access roads. - The precarious condition of Shaw Wood bridge, which has been damaged by loads that are too wide/heavy, and which is a | <p>Pending</p> <p>Last docs July 2024</p> |

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| | | | | <p>main access route. This is scheduled for significant repairs in the next couple of years but it has been held together with scaffolding for at least the last four years.</p> <ul style="list-style-type: none"> -Access problems during the works and afterwards. -Water supply issue. -Drainage, especially surface water. -Materials proposed that are not in keeping with the local Conservation area | |
| 11 | 24/00060/LBC | Jumps Mill House Jumps Road Todmorden Calderdale OL14 8HN | Alterations and expansion of listed mill building | Supported subject to the views of the Conservation Officer | Granted listed building consent with conditions |
| 12 | 24/00059/HSE | Jumps Mill House Jumps Road Todmorden Calderdale OL14 8HN | Internal alterations to mill building to facilitate extra living space | Supported subject to the views of the Conservation Officer | Approved with conditions |
| DC 7 July 2024 | | | | | |
| 15 | 24/00552/VAR | 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 | Supported | Pending Last docs 2024 |

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| | | | internal floor plans. | | |
| DC 7 August 2024 | | | | | |
| 21 | 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 | Supported | Approved with conditions |
| DC 4 Sept 2024 | | | | | |
| 31 | 24/00669/FUL | 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 Last docs Nov 2024 |
| 32 | 24/00723/FUL | Todmorden Sports Centre Ewood Lane Todmorden Calderdale OL14 7DF | Temporary construction of two storey school building and associated access road, car parking, landscaping, and bin store, including the retention of on-site spoil, and | Supported | Approved with conditions |

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| | | | the subsequent clearance and reinstatement of the site to grassland | | |
| 34 | 24/00797/HSE | 3 Harvelin Park Todmorden Calderdale OL14 6HX | Raising of the roof pitch to create a bedroom, bathroom and office in new loft space. | Supported | Refused 14 th October: The proposed ridge height would be out of character with the existing dwelling and neighbouring dwellings. Appealed December 2024. |
| DC 2 Oct 2024 | | | | | |
| 35 | 24/00719/FUL | 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 Last docs Nov 2024 |
| 36 | 24/00698/FUL | Robinwood Brewery Burnley Road Todmorden Calderdale OL14 8EX | Proposed Rebuild of External Wall Construction to Front Elevation and Replacement roof construction | Support the regeneration of this building | Approved with conditions |
| 38 | 24/20151/TPO | Land Opposite 300 Bacup Road Todmorden Calderdale | Works to trees (prune and fell four) (Tree Preservation Order) | Support the application subject to the Council arboriculturist and that they are replaced with native trees | Approved with conditions |

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| 39 | 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 | Support the application subject to no objections from highways | Approved with conditions |
| DC 6th November 2024 | | | | | |
| 40 | 24/00745/FUL | West Rodwell Hage Baulk Head Lane Todmorden Calderdale OL14 8BE | Conversion of Grade 2 listed barn to dwelling | <i>Support subject to the further information being provide and approved by the relevant authority and any materials should be in line with the Todmorden emerging Neighbourhood plan.</i> | Pending Last docs Nov 2024 |
| 41 | 24/00746/LBC | West Rodwell Hage Baulk Head Lane Todmorden Calderdale OL14 8BE | Conversion of Grade 2 listed barn to dwelling | <i>Support subject to the further information being provide and approved by the relevant authority and any materials should be in line with the Todmorden emerging Neighbourhood plan.</i> | Pending Last docs Nov 2024 |
| 42 | 24/00939/HSE | Brelades 215 Halifax Road Todmorden Calderdale OL14 5RX | Installation of two small windows in east elevation first floor master bedroom | <i>Support</i> | Pending Last docs Nov 2024 |
| 43 | 24/00891/LBC | Clough Foot School Bacup Road Todmorden | Addition of a vent to the bedroom at the | <i>Object on the grounds put forward by the conservation Officer.</i> | Pending Last docs Nov 2024 |

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| | | Calderdale OL14 7HN | rear end of the building. | | |
| 44 | 24/00887/LBC | Clough Foot School Bacup Road Todmorden Calderdale OL14 7HN | Addition of a vent to the bathroom as part of a refit. | <i>Object on the grounds put forward by the conservation Officer</i> | Pending Last docs Nov 2024 |
| 45 | 24/00913/FUL | 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 Last docs Nov 2024 |
| 46 | 24/20189/TPO | 7 Carr House Fold Carr House Lane Todmorden OL14 8AR | Prune one tree (Tree Preservation Order) | <i>Support subject to CMBC Tree Officer approval</i> | Approved with conditions |
| 47 | 24/00902/FUL | 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 | <i>No comment</i> | Pending Last docs Nov 2024 |

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| | | | cycle track and landscaping works. | | |
| 48 | 24/00993/LBC | The Fielden Centre Ewood Lane Todmorden Calderdale OL14 7DD | Retrofit of listed building for the purposes of improved energy efficiency | <i>No comment</i> | Granted Listed Building Consent with conditions |
| 49 | 24/00992/FUL | The Fielden Centre Ewood Lane Todmorden Calderdale OL14 7DD | Energy efficiency measures including, roof insulation, Mechanical Ventilation Heat Recovery (MVHR) unit acting as a heat recovery unit. Air Source Heat Pump, Ceiling mounted Radiant Heat Panels, Radiators. New lighting in main hall, | <i>No comment</i> | Approved with conditions |

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| | | | replacement lighting in toilets/stores and kitchen. | | |
| 50 | 24/00989/FUL | The Fielden Centre Ewood Lane Todmorden Calderdale OL14 7DD | Installation of ground mounted solar photovoltaic (PV) panels within the northwest edge of the car park and Installation of an inverter in the storage area, inside Fielden Hall. | <i>No comment</i> | Pending Last docs Nov 2024 |
| 51 | 24/00990/LBC | The Fielden Centre Ewood Lane Todmorden Calderdale OL14 7DD | Installation of ground mounted solar photovoltaic (PV) panels within the northwest edge of the car park and Installation of an inverter in the storage area, inside Fielden Hall (Listed Building Consent) | <i>No comment</i> | Pending Last docs Nov 2024 |

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| 52 | 24/20195/TPO | 25 Stoodley Grange Todmorden Calderdale OL14 6JR | Prune four trees (Tree Preservation Order) | <i>Support subject to CMBC Tree Officer approval</i> | Grant consent |
| 53 | 24/20202/TPO | 19 Stoodley Grange Todmorden Calderdale OL14 6JR | Prune one tree (Tree Preservation Order) | <i>Support subject to CMBC Tree Officer approval</i> | Grant consent with conditions |
| 54 | 24/20176/TPO | Heatherlow Upper Shaw Wood Road Mankinholes Todmorden OL14 6BH | Fell three trees (Tree Preservation Order) | <i>Support subject to CMBC Tree Officer approval and replaced with native trees</i> | Granted Consent with recommendation to seek a bat survey |
| 55 | 24/20210/TPO | Owlers Barn Stoney Royd Lane Todmorden Calderdale OL14 8EP | Fell one tree (Tree Preservation Order) | <i>Support subject to CMBC Tree Officer approval and replaced with native trees</i> | Grant consent with conditions |
| 56 | 24/20215/TPO | Pennine Lodge Care Home Burnley Road Todmorden Calderdale OL14 5LB | Management of trees (including prune and removal) | <i>Support subject to CMBC Tree Officer approval and replaced with native trees</i> | Grant consent with conditions |
| 57 | 24/01048/HSE | Poultry Dealers Arms 2 Kitson Wood Road Todmorden Calderdale OL14 8HH | Single storey first floor extension (Revised Scheme to 23/01200/HSE) | <i>Support</i> | Pending Last docs Nov 2024 |
| 58 | 24/01111/HSE | 58 Dineley Avenue Todmorden Calderdale OL14 5PA | Proposed Step Lift and Associated Building Works | <i>Support</i> | Pending Last docs Nov 2024 |

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| 59 | 24/00200/FUL | Old Farm Mankinholes Bank Todmorden Calderdale OL14 6HR | Part demolition and part conversion of existing buildings to create six dwellings | <i>Object due to reasons previously stated and that the additional information that was requested but never received.</i> | Pending Last docs Nov 2024 See application 10 for previous feedback. |
| DC 4 th December 2024 | | | | | |
| | 24/01073/FUL | Yew Tree Court Scott Street Walsden Todmorden Calderdale OL14 7TF | Retrofit works that entail; - New breathable render cladding finish for external walls with EWI Backing - New double glazed UPVC windows. - New insulated window sills. | <i>Supported by TTC</i> | Permit with conditions |
| | 23/01145/FUL | Land Rear Of 30 Cross Lee Road Todmorden Calderdale | Thirteen residential dwellings; revised house design to Plots 18 - 30; pursuant to planning approval 04/01508/RES | <i>Object in the strongest terms as does not following the emerging Neighbourhood plan, the plans presented do not match what is on the site and is negatively affecting the current quality of life of the residents.</i> | Pending |