

Item 8 Development Committee 5th March 2025

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

Item no	Application Number	Address	Purpose	Consultation Feedback	CMBC Decision
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

		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

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

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> <p>Application Withdrawn January 2025</p>

				<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>

				<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

			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

			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. Appeal decision – Dismissed “The proposed development would cause harm to the character and appearance of the host dwelling and surrounding area”
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	Support the regeneration of this building	Approved with conditions

			roof construction		
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
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	Installation of two small windows in east	<i>Support</i>	Pending Last docs Nov 2024

		Calderdale OL14 5RX	elevation first floor master bedroom		
43	24/00891/LBC	Clough Foot School Bacup Road Todmorden Calderdale OL14 7HN	Addition of a vent to the bedroom at the rear end of the building.	<i>Object on the grounds put forward by the conservation Officer.</i>	Pending Last docs Nov 2024
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	<i>No comment</i>	Pending Last docs Nov 2024

			solar panels and air source heat pump. Works to the wider site to include new playing fields, all 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	<i>No comment</i>	Approved with conditions

			mounted Radiant Heat Panels, Radiators. New lighting in main hall, 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,	<i>No comment</i>	Pending Last docs Nov 2024

			inside Fielden Hall (Listed Building Consent)		
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>	Refuse An appeal has been made – 13.02.25

58	24/011111/HSE	58 Dineley Avenue Todmorden Calderdale OL14 5PA	Proposed Step Lift and Associated Building Works	<i>Support</i>	Pending Last docs Nov 2024
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					
60	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
61	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>	Application withdrawn

DC 15th January 2025

62	24/01222/HSE	Vallavik 10 Meadow Bottom Road, Todmorden OL14 8BG	Landscaping to create terrace to front garden, fencing and alterations to side garden to create parking area.	Object on the grounds highlighted by the highways department and the conservation officer.	Pending
63	24/01264/FUL	Bramsche Square Car Park, School Lane, Todmorden, Calderdale	Improvements to the public realm including replacement of existing outdoor market, relocation of coffee kiosk, change use of Bramsche Square Car Park to open plan square. Improvements to Pollination street garden, car park off rose street.	No comment.	Pending
64	24/00063/FAST Appeal on original application 24/000797/HSE 4 TH September	3 Harvelin Park Todmorden Calderdale OL14 6HX	Raising of the roof pitch to create bedroom, bathroom and office in new loft space.	Object: as it contradicts the emerging neighbourhood plan policy H3.	Appeal decision – Dismissed “The proposed development would cause harm to the character and appearance of the host dwelling and surrounding area”
65	24/00589/LAA	Centre Vale Park Burnley Road	Demolish Conservatory	Support strongly now the relevant stakeholders have been liaised with.	Pending

		Todmorden Calderdale			
66	25/20001/TPO	Vale Baptist Church Burnley Road Todmorden Calderdale OL14 8J7	Prune two trees.	Support subject to the arboriculturist approval.	Pending
DC 5 th February 2025					
67	24/01164/FUL	55/55a Halifax Road Todmorden Calderdale OL14 5BB	Change of use of first floor to 4 person HMO including alterations to windows and door openings.	Support subject to a Flood Risk Assessment being provided.	Pending
68	25/20009/TPO	Woodside Manor 28 Ewood Lane Todmorden Calderdale O14 7DF	Prune two trees	Support subject to the Arboriculturist approval	Pending
69	25/00035/LBC	The Cottage Mankinholes Bank Todmorden Calderdale OL14 6HR	Internal alterations	Support	Pending
70	25/00003/FUL	Stanley Cryer Court Dover Street Todmorden Calderdale	Replace communal window with door and side windows and construct a raised platform deck with steps	Support	Pending
71	25/00056/LBC	Todmorden Town Hall Rochdale Road	Alterations to toilet layout	No comment	Pending

		Todmorden Calderdale OL14 5AA			
72	25/20007/TPO	Unitarian Church Honey Hole Road Todmorden Calderdale OL14 6LE	Fell one tree	Support	Pending