

**Item 8 Development Committee 3 July 2024**

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

<b>Item no</b>	<b>Application Number</b>	<b>Address</b>	<b>Purpose</b>	<b>Consultation Feedback</b>	<b>CMBC Decision</b>
<b>Applica tions from 2021</b>					
<b>2</b>	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
<b>8</b>	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
<b>17</b>	21/00577/RES	Land Adjacent To 26 Victoria Road	Residential development of	Not supported.	Pending consideration.

		Todmorden Calderdale	six flats (Reserved matters pursuant to planning application 16/01432/OUT)	The parking is insufficient in terms of the number of spaces (4) for 6 flats and the size of spaces which would require drivers to reverse into the road. There is concern because children play in this area and this could cause an accident. Previous applications have been rejected on the same grounds.  The building of 6 flats would be an overdevelopment of the site.	Revised plans submitted April 2022 with revised parking. Highways Officer satisfied with parking but raises questions about bins and cycle store  No documents added since May 2024
<b>Applications from 2022</b>					
<b>24</b>	22/00476/FUL	Land Adjacent To The Hollies Strines Street Walsden Todmorden Calderdale	Erection of two-storey, 3 bedroom, detached dwelling	No comment.	Pending consideration  Last document April 2024
<b>31</b>	22/00587/FUL	7 Yew Tree Court Scott Street Walsden Todmorden Calderdale OL14 7TF	Change of use from dwelling (Use Class C3) to Office (Use Class Eg(i)) for the support of the remaining apartments- As required by the Housing Association	No comment	Pending consideration  Latest document July 2022

<b>69</b>	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of an annexe	Supported	Pending  Plans submitted April 2023  Latest document July 2023
<b>77</b>	22/01053/VAR	Walsden Methodist Church Rochdale Road Todmorden Calderdale OL14 7SL	Variation of Condition 4 on planning application 15/00862/CON	Supported	Pending  Latest document March 2023
<b>80</b>	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.	Pending  Latest document November 2022
<b>Applica tions from 2023</b>					
<b>113</b>	22/01390/OUT	Land Adjacent to Clewer Place Hollins Road Todmorden Calderdale	Three terraced dwellings with associated access, amenity space and facilities.	Not Supported because of significant access issues, water supplies, land instability and the potential increase in flooding	Pending  Last document March 2024

123	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of annex	Supported	Pending  Last document July 2023
<b>DC 16 August 2023</b>					
22	23/00643/LBC	North View Halifax Road Todmorden Calderdale OL14 5QG	Replacement of existing slate roof covering, replacement rainwater goods, resin repairs to stone chimney stacks and removal of skylight (Listed Building Consent)	Supported subject to the views of the Conservation Officer	Pending  Latest document November 2023
<b>DC 11 October 2023</b>					
42	23/00616/FUL	387A And 387B Rochdale Road Todmorden Calderdale OL14 6RH	Proposed extension to combine two dwellings to form one dwelling, with single storey and two storey rear extensions and new	Supported subject to the issue with Canal and Rivers Trust being resolved satisfactorily	Pending

			detached garage		
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
<b>DC 6 Dec 2023</b>					
59	23/01044/FUL	Todmorden Police Station Burnley Road Todmorden Calderdale OL14 5EY	Renewal of windows and above ground drainage	<p>This property is in the Todmorden Conservation area and is in the NHDL list in the Neighbourhood Plan.</p> <p>It is proposed to replace the existing timber painted windows which are in a poor condition, with powder coated aluminium windows. It is also proposed to replace sections of the cast iron rainwater goods with matching sections of cast iron or heritage profiled aluminium.</p> <p>Although the property is in Flood zone 3 it is stated that the proposals will not exacerbate the situation regarding flooding</p>	Pending
61	23/01088/FUL	Boudicca Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of 2 semi-detached cottages for holiday let use	<p>The proposal is to build two 3 x bedroom semis. The site is accessed by the grade 2 listed, late 18<sup>th</sup> century canal bridge at Stack Hills Rd. It is situated in flood zone 1 area.</p> <p>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.</p>	Pending

				<p>A geotechnical survey has been done which states that there is a range of land stability from East to West together with 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>	
<b>DC 3 Jan 2024</b>					
<b>65</b>	23/00919/FUL	Gorpley Farm Gorpley Road Todmorden Calderdale OL14 7HU	Horse exercise Manege together with change of use of land	Application supported	Pending
<b>DC 31 Jan 2024</b>					

<b>DC 28 Feb 2024</b>					
<b>74</b>	24/00114/FUL	Greenhills 51 Ramsden Wood Road Walsden Todmorden Calderdale OL14 7UD	Demolition of garage and construction of new dwelling.	Supported	Pending
<b>DC 27 March 2024</b>					
<b>83</b>	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>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>	Pending

				<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 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</p>	
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				storeys to limit the overbearing impact on the 32, 34 and 36 Cross Lee Rd	
<b>DC 24 April 2024</b>					
<b>87</b>	24/00286/HSE	7 Cedar Close Todmorden Calderdale OL14 5PN	Conversion of loft space into a double dormer, windows to face front, rear and both gable ends.	Not supported based on the assumption that the proposal is to raise the roof	
<b>DC 5 June 2024</b>					
<b>2</b>	24/20078/TPO	Land Adjacent Henshaw Road Henshaw Road Walsden Todmorden Calderdale	Fell two trees (Tree Preservation Order)	Supported subject to the views of the Tree Officer and that 2 native trees be planted in place of those felled.	Pending
<b>3</b>	24/00417/HSE	2 Stoodley Grange Todmorden Calderdale OL14 6JR	Single storey side extension	Supported although ideally all the materials to be used should be consistent with this heritage building which is included in the emergent TTC neighbourhood Plan (HG1)	Pending
	A vote was taken: - 4 members supported				

	- 2 did not support - 2 members abstained				
<b>5</b>	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.	Pending
<b>6</b>	24/00466/LBC	14 - 16 Woodhouse Road Todmorden Calderdale OL14 6BL	Reconstruct lean-to, works to gable, and construct timber porch	Supported	Pending
<b>7</b>	24/00174/HSE	44 Stansfield Road Todmorden Calderdale OL14 5DT	Creation of enlarged dormer roof extension	Supported	Pending
<b>8</b>	24/00438/FUL	Bandstand Centre Vale Park Burnley Road Todmorden Calderdale	Refurbishment of a listed bandstand.	This Town Deal project has been supported and progressed by Todmorden Town Council	Pending
<b>9</b>	24/00439/LBC	Bandstand Centre Vale Park Burnley Road Todmorden Calderdale	Refurbishment of a listed bandstand.	This Town Deal project has been supported and progressed by Todmorden Town Council	Pending

10	24/00302/LBC	Old Farm Mankinholes Bank Todmorden Calderdale OL14 6HR	Part demolition and part conversion of existing buildings to create six dwellings	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. The following decision was agreed with the Chair and Vice Chair: This is not supported for the following reasons: - 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 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. -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	Pending
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	Pending
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	Pending