

Item 8 Development Committee 4 September 2024

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

Item no	Application Number	Address	Purpose	Consultation Feedback	CMBC Decision
Applica tions 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 October 2023
Applica tions					

from 2022					
77	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
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.	Pending Latest document November 2022
Applica tions 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
DC Dec 2023	6				

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>	<p>Pending</p> <p>Last doc June 2024</p>
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 18th 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. 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</p>	<p>Pending</p> <p>Last doc June 2024</p>

				<p>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>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</p>	
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				the reduction of the building height to two storeys to limit the overbearing impact on the 32, 34 and 36 Cross Lee Rd	
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.	Pending
7	24/00174/HSE	44 Stansfield Road Todmorden Calderdale OL14 5DT	Creation of enlarged dormer roof extension	Supported	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	Pending

				<p>couple of years but it has been held together with scaffolding for at least the last four years.</p> <p>-Access problems during the works and afterwards.</p> <p>-Water supply issue.</p> <p>-Drainage, especially surface water.</p> <p>-Materials proposed that are not in keeping with the local Conservation area</p>	
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
DC 7 July 2024					
13	24/00114/FUL	Greenhills 51 Ramsden Wood Road Walsden Todmorden Calderdale OL14 7UD	Demolition of garage and construction of new dwelling.	Not supported as the input from the Planning Officer visit is not available yet for consideration	Pending
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.	Supported	Pending

			Variation to consist of alterations to proposed glazing features to east elevation, alterations to internal floor plans.		
16	24/00223/FUL	Land North East Of The Bungalow Gorpley Road Todmorden Calderdale	Proposed American barn with associated regrading work and access arrangements	Supported subject to the views of the Highways Officer and that the facility will be for private and not commercial use.	Pending
17	24/00500/FUL	Castle Hill Primary School Halifax Road Todmorden Calderdale OL14 5SQ	Demolition of existing buildings and construction of new part 2 storey, part 1 storey school building, associated car park reconfiguration, landscaping, sprinkler tank and bin store.	Supported	Pending

18	24/00223/FUL	Land North East Of The Bungalow Gorpley Road Todmorden Calderdale	Proposed American barn with associated regrading work and access arrangements	Supported subject to the views of the Highways Officer and that the facility will be for private and not commercial use.	Pending
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	24/00595/HSE	Pending
22	24/00657/LBC	Whiteley Royd Farm Eastwood Lane Todmorden Calderdale OL14 8RS	Demolition and reconstruction of porch, attic conversion.	24/00657/LBC	Pending
23	24/00656/HSE	Whiteley Royd Farm Eastwood Lane Todmorden Calderdale OL14 8RS	Demolition and reconstruction of porch, attic conversion.	24/00656/HSE	Pending
24	24/00306/FUL	Garage 8 Pear Place Todmorden	Change of use of land to create	Supported	Pending

		Calderdale	garden area for 785 Burnley Road		
25	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.	Supported	Pending
26	24/00497/HSE	7 Lower Laith Avenue Todmorden Calderdale OL14 5RU	Single storey side extension to provide wet room with disabled access	Supported	Pending
27	24/00693/FUL	Land South of Roebuck Inn Burnley Rd Todmorden Calderdale	Creation of new vehicular access point for occasional use by forestry traffic	Supported	Pending
28	24/00631/FUL	Land south of Bryn Syriol West View The Hollins Todmorden Calderdale	Detached house (Revised details pursuant to 19/00455)	Supported	Pending
29	24/00589/LAA	Centre Vale Park Burnley Road Todmorden Calderdale	Demolish conservatory	The principle of demolition is supported however it is recommended that a sympathetic replacement scheme is developed in cooperation with local individual community groups to create community ownership	Pending