

Item 9 Development Committee 5 June 2024

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 2020					
48	20/00939/FUL	Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of 6 Chalets; Toilet Block and Manager's Office; 6 Glamping Pods; Siting of 1 Static Caravan; formation of area for siting of touring caravans and other associated works	<p>We do not support this application as presented.</p> <p>Whilst indicating Flood Zone 1, local knowledge and historical mapping, identified that the extent of water run-off from this site flows like a falls and anything to reduce the natural soakaway qualities of the site, including a number of water lodges present already to alleviate run off, will lead to overflow into Halifax Road, an area already affected severely with flooding through insufficient drainage capacity.</p> <p>We are also concerned about stability of the site and would request that a Geotechnical survey is conditioned to ensure the site is stable enough.</p> <p>Given its location we would ask that the Canals and Rivers Trust is also consulted regarding the potential impact on the canal.</p> <p>We have concerns regarding access and egress on the main road into a single track and especially if Caravans /RVs regularly use the proposed site and would ask that highways engineers are consulted. More</p>	<p>Pending consideration – geotechnical survey has been done.</p> <p>Revised plan and flood risk assessment added August 2022</p> <p>Environment Agency has said that building should be in areas of zone 1 and no reduction in land level should take place in areas of zone 2/3 – added August 2022</p> <p>Drainage Team has placed conditions regarding surface water drainage and drainage system – added September 2022</p> <p>TTC consulted again November 2022 – responded that recommended investigation/consultation not done yet.</p> <p>See item 81 in 2022 below</p>

specifically we have concerns regarding the use of the grade 2 listed bridge in terms of restricted access and weight loading of regular use .Again we would ask that the Canals and Rivers Trust who we understand own the bridge are consulted on this.

Further comments from TTC after 27 April DC Meeting:

Although the Town Council welcome the opportunity to welcome more tourists to Todmorden to the area, the site at Baltimore Bridge is a very small one for the additional facilities and increase in people involved. This proposal is an over intensification of the development on the site.

Members were concerned that the Canal and River Trust had not commented as the grade 2 bridge is their responsibility. Also, it was suggested that the views of the Rights of Way Officer be sought as the footpath is well used by walkers and the increase in the number of campervans driving across the bridge would be an issue.

There is also an issue, as the proposals will involve the loss of parking on the site which is used by boat residents. Where will the residents park if they aren't able to park where they are currently? The site is very limited in size.

Concern was also raised that the proposals will lead to water being discharged into the canal. Currently, several streams flow down the hillside above when it rains, and this is a significant amount of water to accommodate

				<p>on a site which it is proposed will be more intensively developed.</p> <p>Latest document on website November 2022</p>	
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)	<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>No documents added since May 2023</p>
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.	<p>Pending consideration.</p> <p>Flood risk assessment added December 2022</p> <p>Latest document September 2023</p>
17	21/00577/RES	Land Adjacent To 26 Victoria Road Todmorden Calderdale	Residential development of six flats (Reserved matters pursuant to planning application 16/01432/OUT)	<p>Not supported.</p> <p>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</p>	<p>Pending consideration.</p> <p>Revised plans submitted April 2022 with revised parking. Highways Officer satisfied with parking but raises questions about bins and cycle store</p>

				<p>applications have been rejected on the same grounds.</p> <p>The building of 6 flats would be an overdevelopment of the site.</p>	No documents added since October 2022
39	21/10015/ADV	65 - 67 Halifax Road Todmorden Calderdale OL14 5BB	Two non-illuminated projecting signs (Advertisement Consent)	Supported although there was no reference to there being a Folklore Centre in the earlier planning application for this property.	<p>Pending consideration.</p> <p>No documents added since August 2021</p>
Applications from 2022					
24	22/00476/FUL	Land Adjacent To The Hollies Strines Street Walsden Todmorden Calderdale	Erection of two-storey, 3 bedroom, detached dwelling	No comment.	<p>Pending consideration</p> <p>Last document March 2024</p>
31	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	<p>Pending consideration</p> <p>Latest document July 2022</p>
69	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of an annexe	Supported	<p>Pending</p> <p>Plans submitted April 2023</p>

					Latest document July 2023
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
81	20/00939/FUL	Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW	Construction of toilet block and managers office; 11 raised platforms for tent pitches; siting of 1 static caravan; change of use of Moorings from temporary residential to leisure and other associated works	TTC have no comment at this time as further information in regards to archeological survey, the stability study and what the CRT have asked for.	Pending Latest document November 2022

Applications from 2023					
113	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 August 2023
123	22/00940/HSE	1 Glen Avenue Todmorden Calderdale OL14 8ER	Installation of annex	Supported	Pending Last document July 2023
DC 19 July 2023					
DC 16 August 2023					
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 August 2023

23	23/00738/HSE	Highleigh Sunnyside Todmorden Calderdale OL14 7AP	Creation of a car parking space in the front garden. At present, the dwelling has no dedicated parking.	Not supported as it is not supported by Highways. Also, any hard surfaces should be permeable	Pending Latest document August 2023
DC 11 October 2023					
41	23/00817/VAR	Portsmouth Mill Burnley Road Todmorden Calderdale OL14 7EZ	Section 73 application to make changes to the layout and design of the development approved in accordance with 17/01197/REM (Removal of conditions 17, 18, 19 and changes to the wording of conditions 5, 7, 8, 9, 15, 16 and 21 on application 13/01274/CON), which varied 13/01274/CON - Conversion of mill to form 10 apartments and	Supported	Pending

			12 new build dwellings.		
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 detached garage	Supported subject to the issue with Canal and Rivers Trust being resolved satisfactorily	Pending
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
DC 6 Dec 2023					
59	23/01044/FUL	Todmorden Police Station Burnley Road Todmorden Calderdale OL14 5EY	Renewal of windows and above ground drainage	This property is in the Todmorden Conservation area and is in the NHDL list in the Neighbourhood Plan. 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.	Pending

				Although the property is in Flood zone 3 it is stated that the proposals will not exacerbate the situation regarding flooding	
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 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>	Pending

				It is stated that 1 bat box and 1 bird box will be fitted on each property.	
62	23/01152/HSE	Jumps Cottage 2 Jumps Lane Todmorden Calderdale OL14 8HN	Replacement single storey side extension.	<p>Although this site is not in a Conservation Area, it is adjacent to Jumps Mill House which is a grade II listed building under 'Mill at Rear of Jumps'.</p> <p>The proposal is to provide dedicated working space and adaptable living/dining space for modern family needs.</p> <p>It is proposed that the materials to be used will match those existing: Walls – coursed sandstone, roof – slate, windows and doors – brown uPvc.</p> <p>The property is in flood risk zone 1 and it is stated that the proposal will not increase the risk of flooding.</p> <p>It is stated that the proposal is considered minor works and will not have significant adverse effects on any neighbouring properties.</p> <p>As a result of a preliminary inspection, it is stated that the building is considered to have low to negligible habitat value for roosting bats and it is therefore unlikely bats will be affected by the proposed development.</p> <p>It is stated that as the proposed development is single storey and that</p>	Pending

				there is no potential for nesting boxes or for new bat habitats.	
DC 3 Jan 2024					
65	23/00919/FUL	Gorpley Farm Gorpley Road Todmorden Calderdale OL14 7HU	Horse exercise Manege together with change of use of land	Application supported	Pending
DC 31 Jan 2024					
69	23/01286/FUL	Former Ferney Lee Services For Older People Lower Ferney Lee Todmorden Calderdale OL14 5NR	Development of nine dwellings, ten cottage flats and an Enterprise Centre providing various sized units of lettable space.	Strongly supported	Pending
DC 28 Feb 2024					
74	24/00114/FUL	Greenhills 51 Ramsden Wood Road Walsden Todmorden Calderdale OL14 7UD	Demolition of garage and construction of new dwelling.	Supported	Pending

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> <ol style="list-style-type: none"> 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. 2. H3 - The housing design (4 storey houses) does not reflect the local character. 3. H4 and H9 – Innovative Housing – this application does not come from a community led organisation 4. H6 – Sustainable Homes and TM3 – EV charging points – no evidence seen of these requirements 	

				<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 storeys to limit the overbearing impact on the 32, 34 and 36 Cross Lee Rd</p>	
DC 24 April 2024					
85	24/20060/TPO	Unitarian Church Honey Hole Road Todmorden Calderdale OL14 6LE	Management of trees (including pruning and felling) (Tree Preservation Order)	Supported	

86	24/00312/LBC	46 Pitts Pitts Lane Todmorden Calderdale OL14 8NT	Addition of a bathroom extractor fan and cowl on the side elevation, first floor wall.	Supported subject to the views of the Conservation Officer	
87	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	
89	24/00254/FUL	Land Adjacent Owler Mill Bacup Road Todmorden Calderdale	New building for a commercial restoration business and production and storage of off grid power (Use Class E g) iii) (Commercial Business and Service) using an existing access gate and the relocation of an access into site. (Re-submission of application 23/00061/FUL)	The proposal to build a new commercial building in an area special landscape value is NOT supported However, TTC supports the notion of using hydro electric power as an alternative to energy from the grid.	

