

Item 7 Development Committee – 5 June 2024 - Summary of Information from Planning Applications					
Item no	Application Number	Address	Purpose	Note	In line with Emerging NP
7a	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.	TTC previously commented on this application in July 2023: <i>‘Not supported as it is not supported by Highways. Also, any hard surfaces should be permeable’</i> Revised plans have been submitted. Highways have no objections and permeable tarmac will be used for the hard standing area.	N/A
7b	24/20078/TPO	Land Adjacent Henshaw Road Henshaw Road Walsden Todmorden Calderdale	Fell two trees (Tree Preservation Order)	TTC previously commented on 24/20073/TPO in April 2024 (application now withdrawn) <i>‘Supported subject to the views of the Tree Officer’</i> The applicant is seeking to remove two trees which it is stated are next to but outside the TPO area 24/20073/TPO of Spring Woods on Henshaw Road. It is stated that the trees are in front of the footpath which is the TPO boundary. The trees to be removed are a silver birch and a multi-stem sycamore because it is stated that they are interfering with street lighting and telephone wires.	N/A
7c	24/00417/HSE	2 Stoodley Grange Todmorden Calderdale OL14 6JR	Single storey side extension	This application is for a single storey side extension to provide a disabled access bedroom and a bathroom. The installation of steps to access the extension seems unusual with a facility that is intended for a disable person. It is stated that the materials to be used will mostly match those existing:	The houses on Stoodley Grange are on the NDHA register. HG1 refers to development being sympathetic. Although some of the materials

				<p>walls – natural stone and cedar or UPVC cladding, roof – blue slate, windows – UPVC.</p> <p>It is stated that the area is one of low flood risk although it is in a critical drainage area (Local Plan). This may be because surface water flows from the Stoodley Pike area and from buildings at the back of Stoodley Grange down towards the properties at the front of Stoodley Grange. As water drains run under the surface in this area presumably any building work done will avoid these. It is stated that this minor extension would not impact this significantly.</p> <p>A swift nesting box and a bat box is proposed to enhance biodiversity.</p>	<p>match those existing much of the proposal is glass which possibly is out of keeping with the heritage stone buildings, especially those of 4 storey in height.</p> <p>HG2 refers to any development not impacting local views.</p>
7d	17/01519/OUT	Land Opposite Woodhouse Mill Woodhouse Road Todmorden Calderdale	Residential Development (outline)	<p>The outline application is for 6 4 x bedroom dwellings on land opposite Woodhouse Mill which is a grade2* listed building.</p> <p>It is stated that there are no issues with land stability in this area.</p> <p>At least one previous application for this site has been refused on the basis of Highway concerns and impact of a four x storey building on Woodhouse Mill.</p> <p>Highways does not support the application as it would result in harm to highway safety because of the visibility splay and the narrow nature of Woodhouse Rd and because it fails to ensure the safe flow of traffic or provide convenient pedestrian routes.</p> <p>The Flood Team have made several suggestions about the scheme.</p>	<p>The outline plan refers to 4 bed houses – this is contrary to HS2 of the NP – where a mix of Housing is required – Especially 1/2 bed.</p> <p>H4 and H8 are not satisfied as the plan is not community led.</p> <p>Although the application is for outline permission at this stage, HS3 requires that Residential developments will be expected to be designed in a way that</p>

				The Canal and River Trust have proposed conditions around land stability.	responds to and is respectful of the distinctive local character, enhancing its immediate setting and being sensitive to the wider landscape and HS6 that design should be energy efficient and sustainable and HS7 that designs should be accessible, and HS8 that sustainable drainage be installed
7e	23/01044/FUL	Todmorden Police Station Burnley Road Todmorden Calderdale OL14 5EY	Renewal of windows and above ground drainage	The DC made the following comment at the meeting on 6 December 2023: <i>'At the moment, there is not enough information to fully comment. However, the current proposal is not supported. It is not clear whether the proposed windows are single or double glazed. For instance, do the options researched include the repair of the windows and if this is not possible the fitting of timber frames to fit in with the Conservation area? Todmorden Town Council has included this property as a Non-Designated Heritage Property in its emerging Neighbourhood Plan. This property is valued for its heritage and design which is a good example of the period. It is also sited on one of the gateway entries into Todmorden.'</i>	HG1 is satisfied – the building is a non-designated heritage asset in a Conservation area. Because of this sympathetic changes are supported where there is currently a poor environmental performance. However, changes should be repairs where possible.

				<p>The Conservation Officer commented that wooden windows would be preferable, and the sash windows repaired wherever possible. They also requested clarification of whether the windows are to be single or double glazed. It was suggested that a window not be replaced with aluminium as it would be out of character with a civic building of this period. They also said that an attempt be made to repair the gutters downpipes and if this fails then to replace them. If replacement is necessary, cast iron would be preferable to aluminium for authenticity, but aluminium would be acceptable in this case provided that the profile matched that existing.</p>	
7f	24/00466/LBC	14 - 16 Woodhouse Road Todmorden Calderdale OL14 6BL	Reconstruct lean-to, works to gable and construct timber porch	<p>This building is grade 2 listed. It was originally 3 cottages, the middle one dating from the 18th century and the other two from the 19th century.</p> <p>Calderdale Council has given approval for the renovation. However, once the renovation works started it is stated that it became clear there was a structural issue. This application relates to that.</p> <p>It is stated that the building is constructed on foundation stones set just below the external ground floor Level and that there is evidence of movement in this area.</p> <p>It is proposed that the existing materials will be reused, walls - random coursed sandstone and roof - natural stone slate.</p>	HG1 is satisfied as Original materials will be used.
7g	24/00174/HSE	44 Stansfield Road Todmorden Calderdale OL14 5DT	Creation of enlarged dormer roof extension	<p>It is stated that a survey done before the house was purchased in 2016 revealed concerns about the structural integrity of the existing dormer roof. It states that the entire existing roof covering is uninsulated and would benefit from a complete renovation incorporating insulation to current standards. It is also stated that extending the dormer would also provide two bedrooms of a more useful size, ameliorating the cost of this renovation work</p>	N/A

				<p>It is stated that the materials to be used are : roof - slate to match existing house roof, walls - off white self-coloured lime render to match existing house walls, windows: white uPVC like those existing.</p> <p>A bat and bird survey has been done. Evidence of bats is indicated, and recommendations made. No evidence of bird nesting has been found but recommendation has been made for two bird boxes.</p>	
7h	24/00438/FUL	Bandstand Centre Vale Park Burnley Road Todmorden Calderdale	Refurbishment of a listed bandstand.	Town Deal Fund project	N/A
7i	24/00439/LBC	Bandstand Centre Vale Park Burnley Road Todmorden Calderdale	Refurbishment of a listed bandstand.	Town Deal Fund project	N/A
7j	24/00302/LBC	Old Farm Mankinholes Bank Todmorden Calderdale OL14 6HR	Part demolition and part conversion of existing buildings to create six dwellings	<p>The site is located within the Mankinholes hamlet to the south of Todmorden and comprises a range of agricultural buildings. The site is within the Lumbutts and Mankinholes Conservation Area. Although the site does not contain any listed buildings, the adjacent Old Farm house and cottage are Grade II listed buildings.</p> <p>The proposals relate to the conversion of existing farm buildings and barns and includes demolition of some of the areas of the modern sections of the buildings. The main historic interest is the stone barn which fronts onto Sisley Lane and the narrow long stone buildings, primarily single storey, in the yard area, but close to the farmhouse.</p>	N/A

				<p>The buildings have been used for agricultural purposes and comprise a combination of materials, including metal cladding and stone with a metal sheet cladded roofs and stone slate roofs.</p> <p>The barn fronting onto Sisley Lane is mentioned in the Character Appraisal for Lumbutts and Mankinholes, and states that it is in less than prime condition, but that its age and appearance contributes to the character of the village. It is stated that the proposal to convert this building in a sympathetic manner will ensure that the contribution the building makes to the character of the village will remain for the long term as a result of a long-term viable use. It is stated that the proposals and the overall reduction in built form will have a positive impact on the conservation area and the setting of the listed building.</p> <p>Plots 1, 2 and 4 – 4 x bedroom detached houses, plot 3 – a 5 x bedroom house and plots 5 and 6 – 2 x bedroom semi-detached houses.</p> <p>The site is not within a bat alert area. A bat survey has been carried out. It is stated that the site area is completely developed with buildings and a hard surfaced yard, comprising concrete and tarmac. It states that due to the very limited habitat for foraging due to its current composition and use there is a lack of biodiversity.</p> <p>It is stated that bird nesting and bat roosting features will be integrated into the fabric of the buildings as part of the works proposed for the development.</p> <p>It is also stated that as the site currently provides zero biodiversity, the proposed for gardens and lawned areas as</p>
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				part of the conversion will result in a net gain of in excess of 10%.	
7k	24/00060/LBC	Jumps Mill House Jumps Road Todmorden Calderdale OL14 8HN	Alterations and expansion of listed mill building	<p>This property is grade 2 listed and dates from the early 19th century. It was a woollen mill.</p> <p>It is stated that the proposed scheme involves the conversion of domestic storage rooms, into habitable spaces, along with building a new party wall and re-introducing a pitched, slated roof to replace the modern flat roof.</p> <p>It is stated that the proposal is to create additional living accommodation without significant change to the historic structure and without any new intervention affecting the external facades.</p> <p>It is stated that the project respects the historic building, and simply repairs external damage to existing window openings, makes the building waterproof, insulated and habitable, making it fit for the future without detriment to the character and setting of the listed building.</p> <p>It is stated that the materials to be used will match those existing: windows and external doors – white timber and roof – stone slate.</p> <p>A bat survey has been done and recommendations made. It is stated that a bat box will be included.</p>	
7l	24/00059/HSE	Jumps Mill House Jumps Road Todmorden	Internal alterations to mill building to facilitate extra living space	As above	

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