

**Item 6 Development Committee 2<sup>nd</sup> July 2025**  
**Summary of information from Planning Applications**

<b>Item no</b>	<b>Application Number</b>	<b>Address</b>	<b>Purpose</b>	<b>Note</b>	<b>In line with Adopted NP.</b>
<b>6a</b>	<a href="#">25/20106/TPO</a>	Ground Floor Flat Stansfield Hall West Stansfield Hall Road Todmorden OL14 8BQ	Fell two Conifers (TPO)	From the application form – “2 Conifers to be felled and leave around half a metre stump. This will bring more light into the garden for a wide range of plants which will be placed in the same area to attract wildlife. Plans discussed with Tree Officer at site visit”  Tree Officer is the case officer for this application.	N/A
<b>6b</b>	<a href="#">25/00325/LBC</a>	Spring Cottage Crossley New Road Todmorden Calderdale OL14 8RP	Demolition of conservatory to facilitate single storey extensions to south and east elevations and internal alterations.	Todmorden Town Council supported application <a href="#">25/00113/HSE</a> in April '25.  There has been a lot of activity on this original application. It appears that this LBC application is due to comments from the Conservation Officer (CO) on the original application, which stated the Heritage Assessment did not provide sufficient detail to assess the impact on the neighbouring listed buildings.  The proposed plans have been amended. The Conservation Officer is happier with the amended plans, stating they reduce the impact on this historic part of the building – still has slight issues with the windows and doors but has suggested alternatives which could be conditioned on approval.	The amended plans (with CO suggestions) would be supported by NP Policy H3 – “Building heights, scale and massing, materials and boundary treatments must respect the surrounding context”.
<b>6c</b>	<a href="#">25/20127/TPO</a>	67 Longfield Rd Todmorden Calderdale OL14 6ND	Fell one tree (Tree Preservation Order)	Proposed to fell a Norwegian Spruce.  Taken from arboricultural report: <i>“This Spruce has been planted by the previous owners of the property and has been left to grow to a substantial height. The current owner of the property is concerned that</i>	N/A

				<p><i>if left to get any bigger then there is a strong possibility of it becoming windblown and upheaval of the root plate could cause significant damage to the retaining wall and fence.”</i></p> <p><i>“To conclude I think this tree is at a risk of upheaval if left to get any bigger. Reduction isn’t an option in my opinion. Removal of the tree would make the woodland at the rear more aesthetically pleasing.”</i></p> <p>Arboriculturist recommends planting a silver birch in its place.</p>	
<b>6d</b>	<a href="#">25/00523/HSE</a>	4 Lee Lane Todmorden Calderdale OL14 6HS	Demolition of lean to, to facilitate two storey extension.	<p>The property sits in the Lumbutts &amp; Mankinholes Conservation Area, it is semi-detached and has been significantly altered since it was built.</p> <p><i>“In order to preserve the building, the intention is to utilise the footprint of the existing outhouse extending this to form useful living accommodation. This will provide a kitchen/ eating area, whilst also allowing safer access to and from the first floor by moving the internal staircase away from the kitchen. The proposal will provide a ground floor WC and a level access rear door allowing accessible use of part of the ground floor. The plans allow for the replacement of the current solid fuel hot water and heating system with a sustainable energy system.”</i></p> <p><i>“The lean to is modern in nature and does not appear to have received planning consent. It is necessary to demolish this because: 1) The concrete block construction is not sympathetic. 2) The condition of any foundations is unknown and likely not fit to support the proposed extension.”</i></p> <p>The proposed 2-storey extension will be much larger than the existing outhouse, although the applicants deem it to</p>	<p>Supported by H6 - Sustainable Homes.</p> <p>Supported by TM2 - EV Charging Points.</p> <p>Supported by NE3 – Green Infrastructure.</p>

				<p>be more in keeping with original building and surrounding area.</p> <p>The extension height would sit at the existing roof pitch. Externally, the proposal does demonstrate a level of care for surrounding context – materials have been selected to match or enhance the existing property, proposed reinstatement of heritage features that have been removed over the years like the mullion windows and replacing uPVC windows with wood, rebuilding damaged dry-stone walls using reclaimed stone from the site, although uncertain about Bi-fold doors fitting with the surrounding setting.</p> <p>Is there enough reference to nearby listed building with regards to heritage and the impact it may have on that building?</p> <p>Bat box and swift nest box to be fitted. Biodiversity Officer recommends no development to be carried out between May-September unless a full bat survey is received.</p> <p>Air Source Heat Pump to be installed. Internal works include installation of ground floor WC, new staircase, home working area, insulation and sustainability works (air source heat pump components, energy efficient lighting).</p> <p>Flood plan concludes property to be a low risk from all sources of flooding, and negligible impact elsewhere.</p>	
<b>6e</b>	<a href="#">25/00301/FUL</a>	Ashtone Barn Ashes Lanes Todmorden Calderdale OL14 8RF	Single storey extension and change of use of barn to domestic storage, hobby space and ensuite	<p>The property in question doesn't appear to be listed but the 3 neighbouring buildings are Grade II or II* listed.</p> <p>Proposed to add a single storey extension. "The scale, positioning and design (of the single storey extension) is conscious not to impact or be of detriment to</p>	<p>Supported by H6 – Sustainable Homes.</p> <p>Supported by NE3 – Green Infrastructure.</p>

			<p>bathroom/dressing room.</p>	<p>the setting or the immediate juxtaposition of the grade II* property at Higher Ashes Farmhouse. It sits low against its neighbour. Maintains good separation and creates an obvious addition to the grouping.”</p> <p>The extension will be visible to neighbouring properties – unsure how much of an impact this may have on those buildings – the materials used are to be in keeping with existing building and surrounding context and elements like windows have been considered to be less intrusive on the existing ginnel/neighbours.</p> <p>It is also proposed to extend first floor into the barn to create room for a bathroom and dressing room. In the barn there will also be a mezzanine level created to form more storage space and a hobby workshop.</p> <p>Solar panels to be fitted to barn and stable roofs.</p> <p>No sign of bats during survey but a swallow nest was found – it is recommended that the works are carried out around bird nesting season, to fit a swallow nest cup and to fit a bat roosting feature even though no bats found. It is also proposed to provide a Kestrel nest box and an Owl box.</p>	
6f	<a href="#">25/00302/LBC</a>	Ashtone Barn Ashes Lane Todmorden Calderdale OL14 8RF	<p>Single storey extension and change of use of barn to domestic storage, hobby space and ensuite bathroom/dressing room. (Listed Building Consent)</p>	As above.	As above.

6g	<a href="#">25/00562/VAR</a>	Land On Hope Street Todmorden Calderdale	Variation of conditions 13 and 20 on application 15/01029/FUL; amendment to delivery hours.	<p>This is the Lidl site, the requested variation is to adjust the hours for deliveries/ goods vehicle movement. They are requesting amendments as follows:</p> <p><b>Current condition 13:</b> “There shall be no loading or unloading of vehicles, outside movement of forklift trucks or goods vehicle movement onto and from the A1 retail site except between 07.00 hours and 22.00 hours on any day.”</p> <p><b>The following variation is sought:</b> “There shall be no loading or unloading of vehicles, outside movement of forklift trucks or goods vehicle movement onto and from the A1 retail site except between 06.00 hours and 00.00 hours on any day.”</p> <p><b>Current condition 20:</b> “When the store is open for trading there shall be no deliveries or refuse collection by HGVs over 7m in length between 1300 and 1800 hours on any day.”</p> <p><b>The following variation is sought:</b> “When the store is open for trading there shall be no deliveries or refuse collection by HGV’s over 7m in length between 06.00 hours and 00.00 hours”</p> <p>Highways have no objections.</p>	N/A.
6h	<a href="#">25/00579/HSE</a>	12 Byrom Street Todmorden Calderdale OL14 5HS	Steplift and associated structural building works.	<p>The building has an existing steplift which was installed after previous planning application approved (23/00759/HSE which Todmorden Town Council supported at the time).</p> <p>The steplift has proved difficult for the individual to use and this is a revised proposal.</p> <p>The works form part of a disabled facility grant work application which is being administered by Calderdale Adaptations Agency and accessible homes team.</p>	Supported by H7 – Inclusive and Accessible Homes.

				<p><i>“The proposal is already heavily screened on the party fence boundary condition thereby ensuring privacy is not jeopardised to adjoining front garden spaces and that adjoining resident’s views are not obscured by access equipment.</i></p> <p><i>The proposal does impact on the ‘principle elevation’ and street scene but the works are to be carefully instigated so it respects the street scene and does not detract from the locality. All proposed hard standings and landing levels shall be finished in a stone flag rather than std. grey flagging.</i></p> <p><i>The step lift is subservient in all respects to the main property and is modest in scale. It should also be noted that the unit can also be quickly removed and re-sited should the client move property.”</i></p> <p>Existing step lift will be given to Calderdale Council for reuse.</p>	
<b>6i</b>	<a href="#">25/00529/FUL</a>	Middle Allescholes Farm Allescholes Road Walsden Todmorden Calderdale OL14 7TL	Stables and Tack Rooms including change of use of land sui generis (Equestrian Land)	<p>Plan is to build a structure to house stables and tack rooms, with a change of use of land to equestrian use.</p> <p>Since owning the land, the owners have constructed a multi-purpose agricultural building and agricultural track (application 21/00431/FUL). They want to add to this with stables for their 5 horses which are grazed on the land.</p> <p>Bat box, swallow, robin and wren bird boxes to be fitted.</p> <p>There is a nearby Grade II listed farmhouse, but the proposal should have minimal impact on this building due to the distance and farm buildings which intervene the 2. The scale of the proposed stables is modest and subservient to adjacent agriculture buildings.</p>	N/A

6j	<a href="#">25/00542/FUL</a>	Land North of 8 Frost Holme Stubley Lane Todmorden Calderdale	6 dwellings	<p>Proposal is for 6 dwellings (semidetached) on existing brownfield site. 4x 2 storey and 2x 3 storey, all appear to be 3 bed properties.</p> <p>Features EV parking provisions.</p> <p>Biodiversity Officer is satisfied that the information provided demonstrates low chance of adverse impact on bats.</p> <p>Proposal states an increase in biodiversity as current plot is sealed concrete with no habitat and “we will be increasing biodiversity by planting native species and the creation of wildlife corridors”</p> <p>Bat and Swift boxes are to be fitted to each property.</p> <p>There is reference to use of Suds and rainwater harvesting but the exact details aren’t clear within the current plans.</p> <p>Solar Panels and Air Source Heat Pumps also referenced but can’t find any other evidence of these.</p> <p>Apparently there has been communication with owners of neighbouring houses about the plans and the response has been positive.</p>	<p>Supported by Policy H6 – Sustainable Homes (If further evidence was provided.)</p> <p>Supported by H8 – Suds – (If further evidence was provided.)</p> <p>Supported by NE3 – Green Infrastructure.</p> <p>Supported by TM2 - EV Charging Points.</p> <p>Although policy specifies 5 dwellings or less, this could be supported by Policy H1 – Infill Housing.</p> <p>Supported by Policy H3 – Housing Design.</p>
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