

**Item 6 Development Committee 4<sup>th</sup> June 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="#">25/00233/HSE</a>	Stansfield Hall Nursery Cottage Stansfield Hall Road Todmorden OL14 8BQ	Installation of Heat Pump	<p>There are 2 potential locations proposed in the application for the pump.</p> <p>Heat pump to be installed at rear of property, on 20<sup>th</sup> century lean to utility, hidden from view, so should have no visual effect and no impact on the heritage asset that is the main property.</p> <p>Tree officer happy there will be no effect on nearby trees.</p>	Supported by policy H6 Sustainable Homes. <i>“The use of sustainable construction methods, including the use of on-site renewable energy provision such as PV panels and air source heat pumps and achieving high energy and water efficiency standards will be supported.”</i>
<b>6b</b>	<a href="#">25/00234/LBC</a>	As above.	Installation of Heat Pump (Listed Building Consent)	<p>As above.</p> <p>Property is Grade II listed.</p> <p>Conservation Officers have no concerns about heat pump being added, either location proposed is deemed acceptable.</p>	As above.
<b>6c</b>	<a href="#">25/20088/TPO</a>	24 Stoodley Grange Todmorden Calderdale OL14 6JR	Prune three trees (Tree Preservation Order)	<p>3 trees “require lopping”</p> <p>No arboricultural report to refer to.</p>	N/A
<b>6d</b>	<a href="#">25/00428/LBC</a>	Antwerp Cottage Mankinholes Bank	Internal Alterations & regularisation of previous works	<p>This property is Grade II listed.</p> <p>The proposed works include: Opening up the area of wall between <i>(next page)</i></p>	Not covered by a specific NP policy but it would be worth noting that Todmorden <i>(next page)</i>

		Todmorden Calderdale OL14 6HR		<p>the hall and living area, removing some elements of timber previously infested with woodworm.</p> <p>Regularise the completed works under previous applications where 2 staircases are not located as approved, causing differences to the 1<sup>st</sup> floor and attic plans. (Works carried out by previous owner and discrepancy not picked up within sale).</p> <p>No works to exterior of the building.</p> <p>Heritage statement – “The proposal relates to previously damaged or modern fabric, the impact on the heritage asset can be considered to be marginal, this is supported with the knowledge that all interior rooms affect by the proposals have been extensively altered in the past”</p> <p>Principal Conservation Officer is Case Officer.</p>	residents are keen to see the protection, retention and enhancement of heritage assets.
<b>6e</b>	<a href="#">25/00416/HSE</a>	7 Mankinholes Bank Todmorden Calderdale OL14 6HR	Demolish Conservatory to facilitate two storey extension	<p>This property is Grade II listed.</p> <p>The property falls in the Lumbutts and Mankinholes Conservation Area as listed in CMBC’s Local Plan.</p> <p><i>“The property is located within the conservation village of Mankinholes and is formerly a 1-bedroom single bay cottage constructed circa 1720. The house was extended in 1983/84 gaining a downstairs bathroom and kitchen with a further storm porch being added in 1989. In 2015 the space above the kitchen was converted</i></p>	Supported by Policy Not supported by Policy H3 Housing Design. “Development proposals within the Conservation Areas must conserve heritage assets in a manner appropriate to their significance.”

				<p><i>to form a small second bedroom with Council Building regulations approval given.</i></p> <p><i>The new proposed development wishes to: - 1) Demolish the existing conservatory at the rear of the property and 2) Build an extension to the same footprint to make the small bedroom more habitable.</i></p> <p><i>The proposed extension will provide and upgraded second bedroom making the space more suitable for use by the resident's adult daughter who is living at home to support parent's ill health."</i></p> <p>The proposed extension appears to be slightly larger in footprint to the existing conservatory. The overall scale of the extension will be significantly larger than the extension.</p> <p>Building materials will be in keeping with the main building.</p> <p>A swift box is already mounted on the house and the client is happy to add a bat box, which is shown on plans. No bat survey was believed to be required.</p> <p>Conservation Officer has concerns about the impact on a Listed Building - <b>See Item 6f Appendix 1.</b></p>	
<b>6f</b>	<a href="#">25/00417/LBC</a>	As above.	Demolish conservatory to facilitate two storey extension (Listed Building Consent)	<p>As above.</p> <p><b>See item 6f Appendix 1.</b></p>	As above.

6g	<a href="#">25/00225/FUL</a>	67 Burnley Road Todmorden Calderdale	<p>Change the ground floor from 1x Class E shop unit to 3x separate Class E units, partial change of use to first floor from C3 to Class E use.</p> <p>Note: Class E = Commercial Use C3 = Residential Use</p>	<p>This property is listed as a non-designated heritage asset in the Neighbourhood Plan for its age, aesthetic interest, group value and social and communal value.</p> <p>The NPPF states <i>“the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”</i></p> <p>No objections from Highways.</p> <p>Minor internal and external alterations while keeping the essence of existing building. Internally, partition walls erected to divide the commercial unit from one to three, following existing structural layout. Changes are to be as unobtrusive as possible, to not affect the buildings character of style.</p> <p>Existing window will be replaced by a door, allowing separate external entry points for all units.</p> <p>Further internal works to the first floor involve change of layout, so that one of the units will be across 2 floors. This comes with a partial change of use from C3 to Class E.</p> <p>Flood risk assessment carried out.</p>	<p>Supported by ED1 – Reuse Of Space. “The reuse of redundant buildings for workspaces, studios and places for economic activity will be supported where development has regard to local character, residential amenity and highway safety”</p> <p>Supported by Policy HG1 -Heritage. “Todmorden’s non-designated heritage assets will be conserved in a manner appropriate to their significance”</p>
----	------------------------------	--	--	--	--

				Property is in flood zone 3, the nature of the proposals limits opportunities for significant site-level interventions such as SuDS but some recommended measures have been proposed including impermeable floors, repointing and sealing of external brickwork.	
6h	<a href="#">25/20098/TPO</a>	Two Hoots Cottage 38 Lee Bottom Road Todmorden Calderdale OL14 6HH	Fell one tree (Tree Preservation Order)	<p>Fell one ash tree.</p> <p>Arboricultural report comments “Heavily leaning tree with early signs of ash dieback disease/abundance of epicormic growth symptomatic of ADB disease. Recommends to “remove before it fails”.</p>	N/A
6i	<a href="#">25/00235/HSE</a>	15 Brink Bottom Lumbutts Road Todmorden Calderdale OL14 6JD	Replacement lean to outbuilding with side extension.	<p>Property is Grade II listed and sits within the Lumbutts and Mankinholes Conservation Area. The plan is to turn the store room into a dining room, by replacing the existing outbuilding with a new, slightly larger extension. Also creating a doorway between the proposed dining room and existing living room.</p> <p>The new extension will feature matching materials to the main building and use of existing stone.</p> <p>Although the proposed extension is slightly larger, it does appear that the proposals take the potential heritage impact into consideration and will not detract from the property’s significance.</p> <p>Biodiversity Officer requests no works to be carried out between 1<sup>st</sup> May – 30<sup>th</sup> September unless a bat survey meeting West Yorks minimum standards has been carried out and</p>	Supported by policy H2 Housing Design. <i>“Building heights, scale and massing, materials, and boundary treatments must respect the surrounding context. Development proposals within the Conservation Areas must conserve heritage assets in a manner appropriate to their significance”</i>

				approved by Local Authority. Also requested a bat roosting feature to be fitted.	
6j	<a href="#">25/20101/TPO</a>	Woodside Manor 28 Ewood Lane Todmorden Calderdale OL14 7DF	Fell one Sycamore and prune one Beech tree.	<p>Applicants are concerned about the safety of the trees.</p> <p>Arboriculturist report recommends Sycamore tree to be removed due to internal deadwood throughout the main stem. Risk to health and safety if not removed.</p> <p>The Beech tree is on a neighbouring property, overhanging the applicants' land. The applicants claim the tree has caused issues/ has the potential to cause further issues to their roof which is resulting in a full roof replacement.</p> <p>Proposed to replace the felled Sycamore tree with a small ornamental tree.</p>	N/A