

Item 6 Development Committee 5th November 2025
Summary of information from Planning Applications

Item no	Application Number	Address	Purpose	Note	In line with Adopted NP.
6a	25/20179/TPO	Morrisons Rochdale Rd Todmorden Calderdale OL14 6LG	Limited tree removal round Kindness sign. (TPO)	From application form “The kindness sign not fully visible from all angles. trees/shrubbery needs cutting back. Approximately 5m will be created around the sign to allow a clear and visible view, this will include removing various Willow and Rhododendron self -sets, where accessible the vegetation/grass will be strimmed down to approximately 100mm in height.”	N/A
6b	25/00859/FUL	18 and 19 Asher Drive Todmorden Calderdale OL14 8FG	Two semi-detached dwellings and associated works. (Part-retrospective)	<p>Seeking to regularise works to 2 semi-detached dwellings.</p> <p>“The application is submitted following historic discussions between the applicant and Calderdale Metropolitan Borough Council (‘CMBC’) regarding development of the wider site over the past c.6 years.</p> <p>This application specifically seeks to amend the approved floorplans and elevations in relation to Units 18 and 19.</p> <p>The units have been constructed in a manner which differs to what was approved under planning permission reference: 04/01508/RES - ‘Residential Development of 24 Dwellings (Reserved Matters Pursuant to Outline Planning Permission 01/00365)’, albeit the siting of the units remains closely aligned with that approval.”</p> <p>1.6 metre ridge reduction bringing the dwellings into line with existing neighbouring dwellings.</p> <p>Comments from Spatial Planning appear to be incorrectly added to this application so ignore if you read that.</p>	Supported by H3 – Would bring the properties back inline with the surrounding context (in this case the rest of the development area)

6c	25/00953/HSE	19 Harvelin Park Todmorden Calderdale OL14 6HX	Demolition of existing conservatory to facilitate single and two storey extension. New raised decking to the rear.	Extension to provide space for a larger kitchen/dining room plus ensuite for master bedroom, and a flat roof balcony. Material to match existing property. As part of the proposal, it is intended to provide a bat nesting box and swift nesting box.	Generally supported by H3 – Housing Design, although Flat Roofs are not recommended in the Design Handbook.
6d	25/00601/FUL	Mankinholes Tops New Road Mankinholes Todmorden Calderdale	Replacement of existing cattle building with new cattle building.	Proposed building has smaller footprint than existing but has a higher ridge height. The building height ensures distance requirements with overhead powerline. “The proposed agricultural building would replace an existing agricultural building. Although the new building would be taller than the existing building, any perceived harmful impact caused by this would be outweighed by the benefits of replacing the existing building which has a less obvious agricultural appearance and is finished in lighter coloured materials which stand out in the landscape.” New cattle building will be more suitable for its desired use.	
6e	25/00964/FUL	Land South West of Lower Cross Stones Cottage Cross Stone Road Todmorden Calderdale	Formation of a layby in association with a Booster Water Pumping Stations (under PD)	Booster Water Pumping Station (BWPS) is being developed separately under Permitted Development. Proposed layby provides maintenance access to the new BWPS, which is being installed to provide local residents with appropriate water pressure. Site is in upper catchment of critical drainage area, flow paths must be managed to minimise risk. This is proposed in form of splayed kerbs and incorporation of permeable grassed paving system. Nearby Listed Building, the impact from the works is assessed as negligible. Noting the harm being weighed	N/A

				against the public benefit – in this case, providing appropriate water pressure to local residents.	
6f	25/20190/TPO	1 The Hollins Todmorden Calderdale OL14 8BJ	Prune Three Trees (TPO)	Tree report suggests the following works to three trees: 2x Sycamore and 1x Horse Chestnut. -Lateral crown reduction by 10% (2 metres) -Carry out corrective pruning to old cuts. -Remove dangerous cross overs and deadwood.	N/A
6g	25/00525/HSE	1 Pickover Gate Butts Lane Todmorden Calderdale OL14 8RJ	Two storey side extension following demolition of existing side extension.	Materials proposed to match the existing building. Proposed permeable surfacing and water butts to reduce runoff and enhance sustainability. Bat roosting unit will be integrated within the new extension.	Supported by H3 – Housing Design. Supported by H8 – Sustainable Drainage Systems.
6h	25/00562/VAR	Land on Hope Street Todmorden Calderdale	Variation of conditions 13 and 20 of planning permission (15/01209/FUL) to extend vehicle operating hours to 06:00-00:00 and to allow deliveries during these hours by removing existing delivery restrictions. (Amended)	Amended application previously seen at July 2 nd Development Committee meeting. Wording to the variations has changed. Planning permission is sought to vary the wording of Condition 13 and 20 relating to delivery hours. The current condition 13 reads as follows: <i>“There shall be no loading or unloading of vehicles, outside movement of fork lift trucks or goods vehicle movement onto and from the A1 retail site except between 07.00 hours and 22.00 hours on any day.”</i> The following variation is sought: <i>“There shall be no loading or unloading of vehicles, outside movement of forklift trucks, goods vehicles movement or deliveries onto and from the A1 retail site except between 06.00 hours and 00.00 hours on any day.”</i> The current condition 20 reads as follows:	N/A

				<p><i>“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.”</i></p> <p>The following variation is sought: <i>“When the store is open for trading there shall be no refuse collection by HGVs over 7m in length between 1300 and 1800 hours on any day.”</i></p> <p>Noise impact assessment summary <i>“The current permitted delivery hours are 07:00 to 22:00 hours.</i> <i>From the assessment it can be concluded that extending the permitted delivery hours to 06:00 to 00:00 hours would result in a low impact when assessed to BS4142:2014+A1:2019. The impact of noise from deliveries during these hours falls below the Lowest Observed Adverse Effect Level (LOAEL) of the PPG and NPSE. We would consider that delivery noise may be heard but would not cause any change in behaviour or attitude.</i> <i>As such, this achieves the aims of the National Planning Policy Framework (NPPF).</i> <i>On this basis, we would consider the following delivery hours to be acceptable: - 06:00 to 00:00 hours.”</i></p>	
6i	25/00878/LBC	Scaitcliffe Hall Burnley Road Todmorden Calderdale OL14 7DQ	Conversion of Scaitcliffe Hall and Annex to 3, four bed dwellings, conversion of Coach House to 2, three bed and 1 four bed dwelling, conversion of Barn to 1, two bed and 1, three bed dwelling, demolition of existing modern extension to	<p>Conversion of 3 existing listed buildings to residential use, forming 8 dwellings, and the erection of 14 new dwellings, with associate landscaping across the site and BNG provision outside of the residential curtilage.</p> <p>Application form proposes 2x 2 bedroom, 12x 3 bedroom and 8x 4 bedroom. However, the planning statement and site plan show differently, so some clarity would be good.</p> <p>Affordable housing is deemed not viable due to the “significant investment required to retain the heritage assets”</p>	<p>Contravenes Policy H2 - Housing Mix</p> <p>Supported by Policy H5 – Reuse and conversion</p> <p>Supported by TM.2 EV Charging Points</p>

			<p>facilitate the construction of 9 new build dwellings and a further 5 new build dwellings on former car park, together with associated landscaping across the site and BNG provision outside of the residential curtilage. (Listed Building Consent)</p>	<p>The conversion of the listed buildings will restore and maintain the character of the heritage assets. The proposed new dwellings are modern in style, featuring zinc slates and paneling, aluminum window and door frames and timber cladding.</p> <p>The applicant has received pre-application advice from CMBC. This is taken from that advice:</p> <p><i>“Principle of development The Local Planning Authority welcomes the aspiration to secure a new use for the buildings and grounds at Scaitcliffe Hall. Without prejudice to a final decision, the Local Planning Authority would in principle support the intention to do the following from a conservation perspective:</i></p> <ul style="list-style-type: none"> • <i>Introduction of three dwellings into the Hall;</i> • <i>Introduction of two dwellings into the Barn;</i> • <i>Introduction of three dwellings into the Coach House;</i> • <i>Demolition of 20th century buildings on the site;</i> • <i>Introduction of 7 new dwellings into the area of the 20th century hotel building;</i> • <i>Introduction of 7 new dwellings into the wooded area to the east of the site.</i> <p><i>The poor condition of the listed buildings, which have and will continue to deteriorate as a result of ingress of weather, vandalism, and theft, naturally places great urgency on securing the optimal viable use for the buildings and a likely public benefit from the proposals.”</i></p> <p>The planning statement considers the application falls in line with Neighbourhood Plan policies H3,H5 and HG1.</p>	<p>Supported by H8 – Sustainable Drainage Systems</p>
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6j	25/00877/FUL	Scaitcliffe Hall Burnley Road Todmorden Calderdale OL14 7DQ	As above.	As above.	