

**Item 6 Development Committee 4th February 2026
Summary of information from Planning Applications**

Item no	Application Number	Address	Purpose	Note	In line with Adopted NP.
6a	25/20234/TPO	Land South of The Shaw New Road Mankinholes Todmorden Calderdale	Management of trees (prune seven and fell one) (TPO)	T001- Leyland Cypress- Reduce crown to clear the building T002 - Leyland Cypress- Reduce crown to clear the building T003 - Lime - Remove epicormic growth, reduce crown to clear the building T004 - Common Hawthorn - Reduce crown to clear the building T013 - Sycamore- Reduce crown by 3m to reduce wind sail T014 - Sycamore- Reduce crown by 2m to reduce wind sail T015 - Sycamore- Crown lift Southern side to 5m clearance from ground. Lateral limb reduction to the North side by 2m. T024 - Ash- Fell, Advanced stage 3 dieback.	N/A
6b	25/01091/FUL	Former Garage Site Adjacent 374 Halifax Road Todmorden Calderdale	3 No. terraced dwellings with associated parking and landscaping, alterations to existing access and formation of new turning head and new concrete head wall and pipe outfall (Amended red line)	Previously seen application at meeting held on 3 rd December 2025. Comment provided at the time: <i>“The Committee would like to see further information provided on the surface water runoff and would like to see the Highways Officer comments addressed by the developer, but support the development in principle, in line with Neighbourhood Plan policies TM.2, H.1, H.6 and H.7.”</i> New layout plans have been submitted, taking the Highways Officer previous comments into account, and also includes the pipe outfall on the layout. Following the updated plans, Highways Officer is satisfied and has only requested that the properties aren’t occupied until all off-street parking facilities are made available for the dwellings. Yorkshire Water request following condition: <i>“The development shall be carried out in accordance with the details shown on the submitted plan, 1637 001 001 dated 19/08/2025 that has been prepared by Survey Site Solutions Ltd, unless otherwise agreed in writing with the Local Planning Authority. (In the interest of satisfactory and sustainable drainage)”</i>	As before, would be supported by TM.2, H.1, H.6 and H.7

				<p>Flood Risk Manager at CMBC believes the information demonstrates a workable drainage solution is achievable, but further detail is required to ensure development does not increase flood risk on or off site.</p> <p>Requested conditions;</p> <ul style="list-style-type: none"> - No development to commence until detailed surface water drainage scheme has been submitted and approved. - No development to commence until confirmation from Yorkshire Water has confirmed acceptability of proposed foul drainage connection. - No development until management and maintenance plan for lifetime of development submitted and approved. - No development until Construction Phase Surface Water Drainage Strategy has been submitted and approved. 	
6c	25/01275/HSE	15 Pleasant View Todmorden Calderdale OL14 7AT	Single storey rear extension	<p>Proposed extension is modest in scale, 19m2 in area.</p> <p>Roof in slate to match existing. Walls in stone to match existing with larch cladding above. Windows and doors to match existing. Flue and soil pipes rerouted and flashed where passing through roof. Boiler repositioned with new flue.</p> <p>The property itself is modern, built in the 1980's, the nearby property, 13 Pleasant view is Grade II listed.</p> <p>The application states: "The proposal is in similar materials, with a stone plinth, larch boarding, reflecting that of garden features and a slate roof. The extension is located to the rear of the property. It is not readily visible within the landscape, but one gable will be partially visible as a glimpse view from Lovers Walk, a footpath which leads from Pleasant View into Centre Vale Park. It is not considered that the proposal will affect the setting or understanding of 13 Pleasant View adjacent. This was built in the mid C18 as a home weavers' cottage and is listed, grade II.</p>	Supported by Policy H.3 – Housing Design

				<p>It is not considered that the proposal will affect the conservation area, its significance, nor understanding”</p> <p>Conservation Officers comment: “Specialist conservation comments are not considered to be required in this instance.”</p>	
6d	25/01276/FUL	2 Strines Street Walsden Todmorden Calderdale OL14 7TE	Conversion of existing 3 bedroom dwelling to two, three bedroom dwellings, including extension to roof, new rear dormer, first and second floor doors with glazed balustrades and demolition of outbuilding	<p>Materials chosen for the build are proposed to match the existing.</p> <p>External changes include:</p> <ul style="list-style-type: none"> -New, energy efficient windows and doors. -Removal of existing dormers. New rear dormers on both dwellings. And Velux roof windows on the front elevation. -Demolition of outbuilding. <p>From Heritage Statement: “ The proposed works are modest in scale and are specifically designed to be subordinate to the main roof, ensuring that the dormers do not dominate the original structure or detract from the building’s historic appearance.</p> <p>The use of matching materials for the dormer cladding will help to preserve the visual integrity of the property and its setting within the wider streetscene.</p> <p>Biodiversity Officer requests bat roosting feature to be fitted prior to completion of works.</p>	Supported by Policy H.3 – Housing Design
6e	25/01306/VAR	Land adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	Variation of condition 1 on 24/00719/FUL – amendments to approved plans to allow for a single storey rear extension	<p>Application seeks variation to Condition “The development shall be carried out in accordance with the schedule of approved plans listed above in this decision notice, unless variation of the plans is required by any other condition of this permission.”</p> <p>Proposed alteration to the approved drawings to allow for a single storey rear extension following an interior layout change to accommodate building regulations.</p>	Supported by Policy H.1 – Infill Housing

				<p>Previous comment from Town Council in 2024: “No comment but Members wished to highlight the concerns with ingress, egress and lines of sight at this location”</p> <p>Proposed extensions will be to rear of property, less visual impact than main road.</p> <p>Biodiversity Officer states that inclusion of rear extensions will result in smaller vegetated gardens, which will need to be reflected in final Biodiversity Gain Plan. If 10% net gain no longer achieved, the applicant would be required to purchase off-site biodiversity units.</p>	
6f	26/20004/TPO	Stoneswood House Bacup Road Todmorden Calderdale OL14 7HH	Management of trees (including limited fell and prune) (TPO)	<p>T18 (Oak): Remove southwestern most leaning stem. (Photos in report, tree description in appendix 1 of report)</p> <p>T19 (Oak): Remove south-western leaning stem leaving approximately 1m stump. (Photos in report, tree description in appendix 1 of report)</p> <p>T20 (Oak): Reduce main stem to 1.5m, to reduce leverage, retaining lowest four limbs to keep roots alive and maintain stability of bank. (Photos in report, tree description in appendix 1 of report)</p> <p>G20 (Goat Willow): Fell to ground level and allow to regrow (coppice). (Photos in report, tree description in appendix 1 of report)</p> <p>T34 (Holly): Prune epicormic growth to the lower stem back to the main stem (Epicormic growth extends over boundary slightly into road, lorries seen brushing past growth).</p>	N/A
6g	26/00012/192	48 Wellington Road Todmorden Calderdale OL14 5HN	Change of use from residential to 4 person HMO	<p>As stated, application is for a change of use from residential to 4 person HMO.</p> <p>There are internal and external changes proposed - change of layout and a dormer extension, but the application itself is for the change of use.</p>	N/A
6h	25/01308/HSE	Sagar Lane Farm Keps Road Todmorden Calderdale	Single-storey extension, replace porch, replace windows	<p>The proposals comprise of:</p> <ul style="list-style-type: none"> - a single-storey extension to the south elevation (approx. 23.73m²). 	Supported by policy H.6 – Sustainable Homes

		OL14 8SB	and doors and install ground-mounted solar photovoltaic panels.	<ul style="list-style-type: none"> - replacement of an existing PVCu porch with a higher-quality insulated porch on the same footprint. - replacement of windows and external doors throughout. - installation of 19 ground-mounted solar photovoltaic panels within the domestic garden curtilage; and - internal refurbishment to improve accessibility, functionality, natural light and circulation. <p>There is a development proposal on the wider holding (including farmhouses and holiday accommodation) but this is not part of this application.</p> <p>Proposed Porch and Extension will have geometry similar to and be subservient to existing farmhouse, but design is contemporary. This is an intentional choice, to provide clarity between old and new and to not attempt to mimic the existing design.</p> <p>Bat scoping survey confirmed negligible potential for roosting bats in the area affected by the proposed works, but applicants have proposed to install roosting boxes. Ecologist advise bird features may be more beneficial so bird nesting feature will also be installed.</p> <p>There is a nearby listed building. Conservation Officers have not made comment as of yet so no professional opinion to refer to, but the listed building itself seems to be of fair distance from the application site, and the area of the proposed works does not directly face the listed building.</p>	
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