

Item 6 Development Committee 4th March 2026 - Summary of information from Planning Applications.

* Applications will expire before meeting held.

Item no	Application Number	Address	Purpose	Note	In line with Adopted NP.
6a	25/01134/HSE *	2 Cambridge Place Todmorden Calderdale OL14 5AZ	Alterations to existing door and window openings including the installation of rooflights, construction of new stone steps and timber canopy over door to south elevation	<p>Reconsulted</p> <p>Revised plans to application seen previously on 7th Jan 2026 – Committee commented: <i>The Committee would not support this application due to the flood risk, and the size, scale and design of the extension and balconies not being in keeping with the surrounding area, in line with Neighbourhood Plan Policy H.3.</i></p> <p>Original application was for dormers, rear balconies and 2 storey extension. Conservation Officers comment at the time stated would cause harm to Todmorden Conservation Area.</p> <p>Revised application replaces dormers with Velux roof windows, extension and balconies are removed from plans. Some changes to positioning of doors/windows.</p>	More in keeping with surrounding area so would be supported by policy H.3.
6b	26/20011/TPO *	Bridleways 2 Rossendale View Todmorden Calderdale OL14 6HN	Prune one tree (Tree Preservation Order)	<p>Sycamore tree has been heavily reduced on one side and top of the crown. This has led the crown to become misshapen/ unstable due to excessive growth on the sides where it hasn't been pruned.</p> <p>Arboriculturist recommends tree to be correctly pruned around the sides by 20% with a lighter prune on top, removing any deadwood present. This will make the tree more aesthetically pleasing and bring it back to good state of health.</p>	N/A
6c	21/00370/RES	Car Park Brewery Street Todmorden Calderdale	Four dwellings (Reserved Matters Pursuant to Application 18/01471/OUT)	<p>Previously seen by Development Committee in 2021. Comment at the time was: <i>Supported providing sufficient parking is provided and that any external surfaces are permeable.</i></p> <p>Application is for 4 dwellings. 3 storey, 3 bed with garages and gardens.</p> <p>Environment Agency objected to application in 2021 and upheld their objection as of Feb 2026.</p>	Contradicts policy H.8 – relating to sustainable drainage and flooding

				<p>In order to overcome the remaining objection, an updated FRA must be submitted to:</p> <ul style="list-style-type: none"> • Demonstrate how water will be able to freely enter and drain, unrestricted, from the ground floor space. • Assess and provide a quantitative comparison between pre and post development floodplain storage volume available on site, including the impact of anything that is likely to be stored within the ground floor space and demonstrate that the proposed development doesn't increase risk offsite by reducing storage volume. <p>Highways Officer originally raised some concerns but since revised plans have been submitted, they raise no objections, but states planting must not encroach into the visibility splays and reiterate that vehicles must be able to enter and leave the site in forward gear and manoeuvring area must be kept clear of obstruction at all times.</p> <p>Flood Risk Manager requests following information to be provided, until then, the Lead Local Flood Authority cannot support the application:</p> <ul style="list-style-type: none"> • Full drainage layout and hydraulic calculations (45% CC) • Existing drainage survey • Confirmation of Yorkshire Water consultation • Retaining wall drainage details • Exceedance routing and maintenance plan 	
6d	26/00053/LBC *	Todmorden Town Hall Rochdale Rd Todmorden Calderdale OL14 5AA	Refurbish external doors and install mechanical opener to support accessible access.	The proposals in this application aim to visually and operationally improve the use of the external doors and to make the building a viable and sustainable facility that serves the community's needs in as many ways as possible.	N/A
6e	26/00064/FUL	Land Rear of 30 Cross Lee Road	Creation of access road, attenuation infrastructure and associated retaining	Part-retrospective planning applications seeks approval for a number of works, including: <ul style="list-style-type: none"> • Pedestrian route throughout the site. • Footway connection to Cross Lee Rd 	Supported by Policy H.8 – relating to sustainable

		Todmorden Calderdale	structures (part-retrospective)	<ul style="list-style-type: none"> • Turning Head • Visitor Parking Bays • Attenuation infrastructure for storage of surface water • Reduction in height of retaining structure from 2.3 to 1.2 metres • Hard and soft landscaping works include permeable blocked paving at entrance to site and additional driveway and parking spaces for no.15. • Inclusion of lawn/ grass planting. <p>Highway Officer has no objections Environmental Health has no objections.</p>	drainage and flooding countermeasures.
6f	26/00040/FUL	Land South West of Gorpley Cottage Gorpley Road Todmorden Calderdale	Construction of new barn with mezzanine level hay loft.	<p>Land currently used for agricultural grazing land.</p> <p>Proposed barn is to protect livestock during birthing.</p> <p>Proposed materials include random local stone and coated steel panels.</p> <p>Rainwater harvesting is proposed, taken into tanks for livestock drinking water.</p>	N/A
6g	26/00074/VAR	Land adjacent to the Hollies Strines Street Walsden Todmorden Calderdale	Variation of Condition 1 (approved plans) of 22/00476/FUL to include engineering operations to expose a new basement level to the rear elevation, changes to fenestration treatment to the rear and side elevations (including new openings), changes	<p>Variation to approved plans of original application 22/00476/FUL. The Committee made “No comment” at the time.</p> <p>Condition 1 – 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>Condition 2 – Relating to Drainage / surface water</p> <p>Condition 4 – Relating to Facing & roofing materials</p> <p>Condition 10 – Relating to landscaping scheme</p> <p>Conditions 2,4 & 10 are requested to be discharged as these relevant drawings/ reports and materials specs have been submitted alongside this current application.</p>	Supported by policy H.8. Drainage and flooding.

			<p>to the internal arrangement to include an additional bedroom and details to discharge Conditions 2 (drainage details), 4 (facing and roofing materials) and 10 (landscape scheme) of 22/00476/FUL.</p>	<p>Proposed changes to the development include exposing a basement level, creating an additional bedroom and alterations to fenestrations at rear and side, including new doors and windows.</p> <p>Drainage strategy shows rainwater pipes to collect roof drainage which will flow into a network of underground drainage pipes. Due to steep access driveway, a gulley is proposed at site entrance to ensure surface water runoff does not discharge onto the public Highway.</p> <p>Risk of surface water flooding is deemed to be very low.</p>	
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