

Item 6 Development Committee 1st April 2026 - Summary of information from Planning Applications.

* Indicates applications will expire before meeting held.

Item no	Application Number	Address	Purpose	Note	In line with Adopted NP.
6a	26/00009/FUL*	Ewood Hall Ewood Lane Todmorden Calderdale OL14 7DF	New detached single storey dwelling, with new vehicle access	<p>Proposal for 1 bed, single storey dwelling with vehicle access and garden room.</p> <p>Materials appear to be chosen to mirror adjacent Ewood Hall, Cottage and annex.</p> <p>The new dwelling will use natural coursed stone as the external finish to all elevations. The window openings will be formed with natural stone coursed jambs and recessed sills with detailed faces. The door opening at the front will have coursed stone jambs and heads. The window frames will be white timber framed sash style double glazed sealed window units, all glazing below 800mm will be toughened safety glass.</p> <p>The gutters and down pipes will be in black p.v.c. with stone corbels for support. The main roof is to be finished with natural slate grey colour finish, and the window/dormer is to be lead finished to all sides.</p> <p>1 Tree to be removed to facilitate construction. CMBC Tree Officer has commented and raises no objection to its loss due to substantial existing tree cover in the area, but does recommend planting a suitable replacement tree within the site where possible.</p> <p>The dwelling is proposed on existing landscaped gardens of Ewood Hall – a Grade II listed building.</p> <p>Highways Officer raises standing objection to proposal due to visibility issues, manoeuvrability and drainage.</p> <p>-Proposed traffic mirrors are not acceptable as a substitute for appropriate visibility splays derived from measured vehicle speeds and clear, obstruction free line of sight. No speed survey data is provided.</p>	<p>Supported by Policy H.4 – Innovative Housing (Self Build)</p> <p>Elements of the application would be supported by Policy H.3 such as use of materials that match the surrounding area.</p> <p>However the Policy calls for consideration of the Design Handbook, which states clear analysis of traffic impact should be undertaken where new access points are proposed. The Highways Officer comments would lead to suggest the plans contradicts this policy.</p>

				<p>-Turning area within the site does not appear sufficient to enable a vehicle to enter, turn and exit in a forward gear.</p> <p>Requests applicant submits a full swept path analysis for chassis and body manoeuvres demonstrating vehicle up to 4.8m in length (average size for an estate vehicle) can safely access, egress and turn within the confines.</p> <p>-Site layout drawing indicates a drainage channel to allow continuous rainwater flow down the lane. It is essential no surface water from access or driveway discharges onto Ewood lane.</p>	
6b	26/00010/LBC*	Ewood Hall Ewood Lane Todmorden Calderdale OL14 7DF	New dwelling, with new vehicle access. (Listed Building Consent)	As above.	As above.
6c	26/00102/LBC*	Cruck Cottage Inchfield Road Walsden Todmorden OL14 7QW	Replacement of windows and doors (retrospective) (Listed Building Consent)	<p>Conservation Officer is Case Officer, so no comments are provided.</p> <p>Grade II listed. Existing white painted, single pane timber windows deteriorated.</p> <p>Replacement with cream painted timber framed double glazed units.</p> <p>Heritage Impact Assessment claims: “The replacement windows result in less than substantial harm arising from limited changes to appearance. This harm is outweighed by environmental benefits including improved thermal performance, reduced condensation risk, and enhanced long-term conservation outcomes.”</p>	Supported by Policy H.3 – Housing Design
6d	25/10030/ADV*	35A Rochdale Road Todmorden Calderdale OL14 7LA	Non illuminated advertisement board on gable wall	<p>From Heritage Statement: “This Heritage Statement has assessed the impact of a proposed non-illuminated printed advertisement board at 35 Rochdale Road, Todmorden, which lies within a designated conservation area and within the setting of nearby listed buildings, including those associated with the Rochdale Canal corridor.</p>	Contradicts Policy HG.1 – This building is listed on our Non- Designated Heritage Asset List and should be conserved

			(Advertisement Consent)	<p>The assessment has demonstrated that the proposal is modest in scale, confined to a plain section of the gable wall, and does not involve any structural alteration or loss of historic fabric. The advertisement will not obscure architectural features, disrupt important views, or detract from the character and appearance of the conservation area.</p> <p>Given its non-illuminated and fully reversible nature, the proposal will not result in visual harm to the conservation area or to the setting of nearby listed buildings. The upper storeys of the building and the wider historic townscape will remain visually dominant.”</p> <p>Conservation Officers comment “The proposed 2000mm x 3000mm advertising board, through its design, size and proposed prominent siting as well as the visual impact of the changing displays which would likely be at odds with the historic town centre would be considered to cause less than substantial harm to the character and appearance of Todmorden Conservation Area. It would also be considered an intrusive modern feature in the setting of nearby listed buildings such as the Golden Lion, 29 Rochdale Road (former cooperative) and Lock 19 on the Rochdale Canal.</p> <p>The fact that the advertisements would be non-illuminated would not be considered to negate this harm. The heritage statement argues that the elevation is plain and that no features of interest would be hidden, however the ashlar stone elevation contributes to historic character at a prominent location in the centre of the conservation area. A clear and convincing justification has not been provided, nor have public benefits been put forward. Policy HE1 of the Calderdale Local Plan requires any harm to designated heritage assets to be outweighed by the public benefits of the proposal.”</p>	in a manner appropriate to it’s significance.
6e	26/00163/HSE	Height Top Farm Tower	Conversion of existing garage into annex	Proposal is conversion of existing garage into ancillary Granny annexe to house elderly relative.	Not specifically covered by Neighbourhood Plan.

		Causeway Todmorden Calderdale OL14 7JE		<p>Most materials are to remain unchanged. New windows are proposed, and where a shutter door currently exists, a composite door to replace it.</p> <p>Local lighting to entrances also to be installed.</p> <p>No changes to the footprint of the building.</p> <p>Bat roosting features, and bird nesting features are to be fitted.</p>	
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