

Item 6 Development Committee 7th January 2026
Summary of information from Planning Applications

Item no	Application Number	Address	Purpose	Note	In line with Adopted NP.
6a	25/20200/TPO	1 Stansfield Hall Road Todmorden Calderdale OL14 5LR	Fell One Tree	“Sycamore tree is situated on the edge of a woodland. Removal to ground level required, as 90% of the weight of the tree is located towards the house. There are multiple large rot pockets within the stem. The tree is also within close proximity of the house, posing a risk to the property. There is currently an elderly couple residing there.”	N/A
6b	25/20224/TPO	Lower Birks Farm Grey Stone Lane Todmorden Calderdale OL14 8RN	Prune Trees	Pruning of 6 Sycamore trees. Reduction in canopy of 10-15%. Residents have concerns during high winds, due to proximity of trees to property.	N/A
6c	25/01134/HSE	2 Cambridge Place Todmorden Calderdale OL14 5AZ	Two storey extension to south elevation including balconies and dormer windows to north and south elevations	Proposed front and rear dormers, plus two storey extension and balconies to all levels at rear of property. Application states proposals are in keeping with neighbouring property which also features a dormer and rear extension, although smaller in scale. Materials selected are contextual: Coursed rubble sandstone walls and painted steel balconies to echo the existing building. Bird nesting brick to be fitted and bat access lead slates giving bats access to unused roofspace. Biodiversity Officer concurs with proposals in Species Enhancement Statement. Flood risk assessment. The alterations are not perceived to increase the risk of flooding, but the area itself is known to be affected - The property has flooded twice in the past decade, in particularly in the basement. The basement will be included in the development of the overall property, but the use itself will not change from existing.	Conservation Officer comments would lead to the view of it not being supported by Neighbourhood Plan Policy H3.

				<p>Although not subject to planning permission, the following measures will be put in place:</p> <ul style="list-style-type: none"> -The basement gully and the below-ground drainage pipework will be removed beyond the wall line and the aperture bricked up. - Existing stone floor flags will be replaced with a reinforced concrete slab dowelled and sealed to perimeter walls with bentonite water stop. - The basement will be tanked with a sealed, drained cavity system to above predicted long term flood levels, draining to the existing sump pump installed by the water authority; this pump will be reviewed for its functionality and flow capacity. - New drainage for the basement will be pumped and carried in above-ground pipework to discharge and connect to foul drainage above long-term predicted flood levels. - All ventilation openings to the basement will be ducted to above long-term predicted flood levels. In the case of the basement window, all glass will be thoroughly sealed to frames and frames to structure, with the opening sash above pavement level. - Front-door steps (currently providing a vent to the basement) will receive a durable waterproof coating: mastic asphalt or similar. - All basement partitions will be constructed of materials that will not deteriorate when wet: blockwork and cement-based plaster/render. - All electrical wiring and outlets will be installed from above and fitted above historic flood levels. <p>Conservation Officer comment states not in line with Placemaking and Design Guide. Summary of their comment is: “Overall, the proposal would be considered to cause a moderate level of less than substantial harm to Todmorden Conservation Area through a number of incongruous alterations to the historic stone terraced property.”</p>	
6d	25/01185/FUL	Car Park South West of Hare and Hounds Inn	Single storey retail convenience store with car parking &	<p>Proposed store is in the existing car park for Hare & Hounds Pub. The pub is a Grade II listed building.</p> <p>In summary the following development is proposed:</p> <ul style="list-style-type: none"> - Redevelopment of part of the existing public house car park Site 	Not specifically covered but Plan does favour

		Burnley Road Todmorden Calderdale	associated works (Use Class E(a))	<ul style="list-style-type: none"> - Creation of a new single storey Use Class E (a) retail convenience store - Dedicated off-street car park providing 16 no. car parking spaces, including 2 disabled bays and 1 no. EV charging space - Dedicated cycle parking totalling 2 no. cycle stands - Dedicated off-street service vehicle unloading area - External yard area. <p>Plans for surface drainage include attenuation tank and flow control chamber.</p> <p>Sparrow & bat boxes to be fitted to building.</p> <p>The application has received a number of resident objections mainly relating to:</p> <ul style="list-style-type: none"> - Traffic and pedestrian safety - Flooding concerns - Harm to nearby heritage asset (Hare & Hounds) - Noise - Lack of demand for store <p>Conservation Officers request a more thorough Design & Heritage Statements, which discusses the proposed design, height, scale, siting, materials and surrounding landscape, and how they would minimise or avoid harm to the nearby listed building.</p> <p>West Yorks Police Consultation: Provided a number of recommendations regarding security measures such as supplying a Crime Prevention/ Designing out Crime Statement, raising tree canopy to 2m above ground, and that CCTV/Alarms and other fittings should meet British Standards.</p>	<p>features like Electric Parking provision and consideration of Biodiversity, and surface water plans.</p> <p>The Plan also highlights the residents desire to see Heritage Assets protected.</p>
6e	25/00971/FUL	Green Wood Fold Bacup Road Todmorden	Detached dwelling to replace semi detached	<p>A single dwelling is proposed to Plot 3 and 4 to replace a pair of semi-detached houses approved under Planning Permission 15/01079. The dwelling will provide family accommodation in a 4-bedroom house.</p>	Supported by Policy H.4 – Innovative

		Calderdale OL14 7AH	houses (amendment to planning permission 15/01079) (self-build)	<p>A secure and safe integral double garage will provide car parking for 2 cars with additional space externally on the drive approach.</p> <p>Block paving and surfaced dressed vehicle areas will be permeable; rainwater drainage from the property will be collected in butts for re-use, thereby eliminating the need for surface water to enter the sewer system.</p> <p>Proposal incorporates bat roost and bird nesting boxes and states an overall Bio net gain will be achieved.</p> <p>Highways have commented in favour of the amended designs compared to original proposals.</p> <p>Canal & Rivers Trust have requested a few conditions should permission be granted, relating to structural integrity of the canal, management of surface water, and code of practice for third party works.</p>	<p>Housing (Self Build)</p> <p>Supported by Policy H.8 – SuDS</p> <p>Supported by Policy NE.3 – Green Infrastructure</p>
6f	25/00621/LAA	Todmorden Sports Centre Ewood Lane Todmorden Calderdale OL14 7DF	Refurbishment of 3G pitch including replacement fencing to a constant height of 4.5m	<p>Existing fencing is inconsistent at varying heights of 2.6m-5.5m. The proposed fencing will be one standard height of 4.5m.</p> <p>The existing pitch has reached the end of its life, and its refurbishment will result in the facility looking much the same as it does now.</p> <p>Conservation Officer comment: “No concerns in principle, but details of the proposed fencing and surfacing materials have not been provided. The new materials should not be more visually dominant than existing.”</p>	Not specifically covered as only a refurb but Policy CCR.3 supports development of sport and recreation facilities.
6g	25/20230/TPO	Unitarian Church Honey Hole Road Todmorden Calderdale OL14 6LE	Fell one tree	A mature sycamore has been identified by an engineering company working on behalf of a neighbour's insurance company as having roots underneath their property which they determine is a contributing cause to the subsidence related structural cracking on the house. They have requested the tree be felled.	N/A

				Historic Chapels Trust are applying to fell the tree and treat the stump to prevent re-growth. No other trees within the group TPO are proposed for works under this application.	
6h	25/01131/LBC	Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE	Works to stabilise the structure comprising underpinning an outhouse, demolishing and rebuilding an existing porch on new foundations, renewal of porch roof and glazing, 3 solar panels as porch roof, renewal of front door, replacement chimney pots and stone cleaning and pointing of gable walls.	<p>Grade II listed building. Owner seeks to resolve damp and subsidence issues through underpinning, refurbishment of chimney stack, re-pointing of west facing gable walls with lime mortar and removal of modern white paint.</p> <p>Current issues include:</p> <ul style="list-style-type: none"> -Subsidence on the south facing corner of the single storey element. During investigations it was found that surface water has been going to ground in the area of subsidence and could explain the cracking seen internally and externally. -It has also been found that the porch and boiler room on the South facing single storey element do not have foundations and the porch is built off flags laid on earth. The porch timber windows are rotted. -Leaks down two chimney flues of the single chimney on the property requiring buckets during heavy rain. -Damp penetration on the west facing walls due to the application of inappropriate paint and also some cracks associated with subsidence (see above). <p>The proposal aims to retain existing appearance and restore some original features that have been lost but it is mainly to preserve the structure. No change to the footprint of the property will take place. Porch to be rebuilt using existing stone and same design. Solar panels to be fitted on roof when rebuilt.</p> <p>Biodiversity Officer is satisfied with the bat survey and considers no further survey work to be required.</p> <p>Proposed external appearance will differ from existing, this is mainly due to the existing external paint being removed, exposing original sandstone, restoring original fabric of the building and matching the other Oldroyd properties.</p>	Not covered specifically by any Neighbourhood Plan Policy, however preservation/ restoration of heritage assets was identified as important to residents during surveys.

