

**Item 6 Development Committee 3<sup>rd</sup> December 2025**  
**Summary of information from Planning Applications**

<b>Item no</b>	<b>Application Number</b>	<b>Address</b>	<b>Purpose</b>	<b>Note</b>	<b>In line with Adopted NP.</b>
<b>6a</b>	<a href="#">25/00977/FUL</a>	Land Adjacent Shepherd's Rest Lumbutts Road Todmorden Calderdale	Demolition of existing buildings and removal of container to facilitate the construction of an agricultural storage building	<p>Proposal is in the Lumbutts and Mankinholes Conservation Area. The site is visible, but the existing pub/stables help contain the visual impact of the site.</p> <p>Site includes temporary structures such as containers and shelters which have limited architectural contribution.</p> <p>Current features are of neutral to low heritage value.</p> <p>Proposed building is of functional, rectangular form, measuring approximately 24m by 12m, with a height of 6m. Design consists of modern steel frame, clad in durable metal sheeting to roof and walls, with an overhanging roof section providing sheltered external space.</p> <p>The proposed agricultural barn is required to provide essential storage facilities for the proper management of the holding. At present, the site benefits from existing horse stables but lacks any secure, weatherproof accommodation for feed, hay, machinery, or equipment associated with the agricultural use of the land. Storage at present is off site, the proposed building will also help reduce unnecessary transport movements between sites.</p> <p>Trees are to be planted on site, enhancing Biodiversity.</p> <p>Bird nesting boxes are to be installed on the proposed building.</p> <p>Biodiversity Officers request no development take place until a Construction Environment Management Plan: Biodiversity is submitted, but happy with overall plan and net gain.</p>	N/A
<b>6b</b>	<a href="#">25/01099/HSE</a>	Woodfield Top Farm Sourhall Road Todmorden Calderdale OL14 7HZ	Rear dormer, amendments to fenestration to front elevation, and 3 additional roof lights.	<p>Not much information on the application other than the images of the plans.</p> <p>Existing windows which aren't used will be filled in using brick to match the existing building.</p> <p>New windows to be fitted, proposed roof lights will match the new windows.</p>	Would be supported by H3 – Housing Design

<b>6c</b>	<a href="#">25/00740/HSE</a>	Wildacre 810 Rochdale Road Todmorden Calderdale OL14 7UA	Detached garage	<p>Plan is a proposed 2-storey garage comprising a ground floor garage and first floor gym.</p> <p>Materials appear to be in keeping with the existing bungalow, unsure about scale – proposed garage is new 2 storey garage, unsure whether this will be more prominent than the existing property.</p> <p>Biodiversity Officer does not believe a bat survey is required as information demonstrates low chance of adverse effect on roosting bats. Recommends bat roost feature and house sparrow terrace.</p>	Not specifically covered by Neighbourhood Plan
<b>6d</b>	<a href="#">25/00660/LBC</a>	Todmorden Town Hall Rochdale Road Todmorden Calderdale OL14 5AA	Alterations to external ramp and stair balustrade railings (Listed Building Consent)	<p>The existing approval is for solid brass manganese alloy with blue painted finish to match existing adjacent railings.</p> <p>The proposed railing and balustrade is to be mid-steel with blue painted finish to match adjacent railings.</p> <p>The formerly approved external handrail although light in appearance was not compliant with approved documentation. Following the detail design process and a full topographical survey of the external pavement area it was found the height of the new ramp and stair necessitated a full balustrade and handrail set-up to comply with Building Regulations.</p> <p>The proposals have been sympathetically designed to ensure the scale, material and finish aligns with existing boundary treatments to the building. This will result in a continuity of appearance of all external metalwork to the building.</p>	N/A
<b>6e</b>	<a href="#">25/01091/FUL</a>	Former Garage Site Adjacent 374 Halifax Rd Todmorden Calderdale	3 No. terraced dwellings with associated parking and landscaping, alterations to existing access	<p>Proposed dwellings are 3 storey, 4-bedroom properties, with garage, driveway, electric vehicle charging points, solar panels to the roofs and rear patios.</p> <p>The site currently comprises modified grassland and vegetation, including brambles, so it is not believed to be of high environmental value.</p>	Would be supported by policy TM.2 – Electric Vehicle Charging

			<p>and formation of new turning head.</p>	<p>Drawings show bat/ bird box included on west elevation.</p> <p>Stated that designs are consistent with neighbouring developments Cinder Close and Stonemere Avenue. Pitched roof with small front dormer and proposed materials are in keeping with local area.</p> <p>Development will be set back from site frontage and features soft landscaping which should soften the overall appearance of the development visually.</p> <p>The development has been designed to promote accessible and inclusive living, with features such as:</p> <ul style="list-style-type: none"> <li>- Ramped or level access at entrances</li> <li>- Door widths of at least 750mm clear</li> <li>- Circulation spaces that accommodate wheelchair users/those with limited mobility</li> <li>- Open plan spaces</li> <li>- Dedicated parking provision close to entrance of dwellings</li> </ul> <p><b>Drainage strategy from drawings.</b></p> <p><b>Foul water</b></p> <p>New foul drains will be provided to serve all foul producing appliances within the proposed building.</p> <p>Foul drainage network to connect into the existing combined manhole which leads to the sewer subject to y.w approval.</p> <p>Method and mode of connection to be confirmed.</p> <p><b>Surface water</b></p> <p>Surface water was initially considered to be discharged through infiltration. There is insufficient space on site to position the soakaways, taking into consideration building regulations.</p> <p>The site is located on a steep site, which would have potential run off to lower neighbouring properties. So, it is not possible to meet this criteria.</p>	<p>H.1 Infill Housing</p> <p>H.6 – Sustainable Homes</p> <p>H.7 – Inclusive and Accessible Homes</p>
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6f	<a href="#">24/00902/FUL</a>	Bellholme Sports Ground Rochdale Road Todmorden Calderdale OL14 6UH	<p>Internal alterations, external insulation and extension to existing clubhouse. Installation of solar panels and air source heat pump. Works to the wider site to include new playing fields, all cycle track and landscaping works.</p>	<p>This application was seen previously in November 2024, as one of the Town Deal projects, but is now no longer part of the Town Deal. Further documents have been added with, what appears to be, changes to design of the playing field and cycle track.</p> <p>Original comments from Sport England have guided some changes for the design of the playing field. Initially proposed was a 7v7 field and a multipurpose playing field, it is now just a larger 9v9 playing field. Cycle track layout has been adjusted slightly, and landscaping has changed to accommodate.</p> <p>Refurbished parking area appears same as initially proposed, no new documents have been added that would suggest otherwise.</p> <p>No new reference to the internal works, the modified plans for the site do not appear to show the extension originally proposed so unsure if the internal works are still going ahead.</p> <p>Works to clubhouse from original application: -Extension to provide a café, store, courtyard and further toilets. -Renovations to changing rooms/ additional toilets including accessible, and addition of accessible changing room.</p> <p>Flood risk assessment results show low risk but recommend use of porous materials for the surfaces like the car park/playing field, materials to withstand erosion, provision of landscaping features to direct and store floodwater away from main development, maintenance plan for clearing culvert and a flood evacuation plan to be developed.</p>	Would be supported by policy CCR.3 – Sport & Recreation.