

Item 7 Development Committee 6th August 2025
Summary of information from Planning Applications

Item no	Application Number	Address	Purpose	Note	In line with Adopted NP.
6a	25/00645/LBC	5 Hollins Road Todmorden Calderdale OL14 6PG	Replacement windows and door with new stone mullions.	<p>The proposed alterations/ renovations:</p> <ul style="list-style-type: none"> - Reinstate mullions to front bay using grit/sandstone to match the existing. -Reinstate the doorway to number 5 -Remove the new window, to the right of the original mullioned window, and build the wall in full in place using the stone from the currently infilled door and that matches the rest of the property. -Replace UPVC windows to the front aspect with double glazed, wood casement windows -Repoint the front aspect with a lime mortar and in a style which is more sympathetic to the masonry and period. <p>The Conservation Officer is the Case Officer for this application.</p>	Supported by H3 - Housing Design.
6b	25/00655/FUL	69 Lumbutts Road Todmorden Calderdale OL14 6PJ	Construct a freestanding modular building for use as an annex summer house.	<p>Land is connected with a nearby property and the space is currently used for raised beds and 2 extra parking spaces.</p> <p>The proposal is to build a single-storey annex/summer house with a timber deck.</p> <p>The parking will remain as is.</p> <p>Land stability assessment has been provided – which states the ground conditions should be suitable for standard shallow foundations. Recommendations:</p> <ul style="list-style-type: none"> - Cuts and fills are limited in depth and any deep temporary excavations for surface or foul drains or other services are limited to short lengths across the slope - provision is made for free drainage of groundwater within the slope and for inspection and facility for future works for maintenance of flows - surface drainage is not restricted or diverted - drainage from the proposed development is collected and conveyed in flexible pipe systems 	<p>Supported by H3 – Housing Design.</p> <p>Supported by Policy H4 – Innovative Housing.</p>

	<p>25/00655/FUL Continued..</p>			<ul style="list-style-type: none"> - any existing retaining walls are not removed or altered. <p>There will be loss of trees and flower beds, but a Biodiversity Exemption statement has been provided, stating the development is not required to meet the 10% net gain due to the development impacting less than 25sqm of non-priority onsite habitats. One section of existing hedgerow will remain.</p> <p>Key points from the Arboricultural Impact Assessment summary:</p> <ul style="list-style-type: none"> -One tree recommended for removal due to poor condition regardless of the development. -No TPOs on site. -Proposed Development directly impacts four sapling fruit trees and one section of hedging. The trees and hedges shall require removal due to their close proximity to construction activity. All the trees proposed for removal are considered to be low-quality ('C' category) specimens. -Retained trees will be protected to ensure they remain healthy during and post development. - Recommended a tree risk assessment is undertaken post development to identify any potential hazards obscured during initial tree survey and is used to inform an arboricultural management strategy. <p>No objections from Highways or Environmental Health but EH have made reference to the protection of the nearby private water supply and recommend:</p> <p>“Before development begins details of the measures to be taken to maintain and protect any private water supply distribution systems within the development site boundary, or which may be affected in the construction of the development hereby permitted shall be submitted to the Local Planning Authority and approved in writing. The approved measures shall be implemented before development commences and be retained thereafter.”</p>	
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6c	25/00629/HSE	Green Meadows Barn Greenhills Lane Todmorden Calderdale OL14 7AQ	Single storey double garage.	Proposed double garage to be built using natural stone and blue-grey slate roof tiles to match the existing house, plus timber cladding. Sparrow boxes to be fitted. Existing stone wall to be altered and driveway extended to fit the garage location.	Not covered by Neighbourhood Plan specifically but does follow the design guide by using materials consistent with existing property.
6d	25/00673/192	34 Park Hill Grove Parkside Road Todmorden Calderdale OL14 8PF	Rear Dormer	From the application form: “The proposal does not involve any part of the dwellinghouse exceeding the height of the highest part of the existing roof. No works are proposed to any existing roof slope which forms the principal elevation and fronts a highway. The cubic content of the resulting roof space does not exceed the cubic content of the original roof space by more than 40 sqm. No verandah, balcony or raised platform is proposed as part of the works. The proposed dormer cheeks and face are to be finished using hanging slate to match the existing dwellinghouse's roof covering in size, colour and texture. The dormer windows are to be in uPVC and a colour to match the existing dwellinghouse windows.”	Generally supported by Policy H3 – Although flat roofs are not recommended in the design guide.
6e	25/20136/TPO	Pex Barn Stones Road Todmorden Calderdale OL14 7JN	Prune Trees (TPO)	From Tree Survey: “All mature trees bordering the garden are in need of general maintenance, most have lower growth that is quite intrusive. All the trees in question would benefit from a crown lift, removal of any crossing branches and removal of all present deadwood. T1 – Lime , removal of epicormic growth, crown lift to 4.5 meters and removal of all present deadwood. T2 – Horse Chestnut , Crown lift to 4.5 meters and removal of all present deadwood.	N/A

	25/20136/TPO Continued..			<p>T3 – Sycamore, removal of epicormic growth, removal of any crossing branches, crown lift to 4.5 meters and removal of all present deadwood.</p> <p>T4 – Sycamore, removal of epicormic growth, removal of any crossing branches, crown lift to 4.5 meters and removal of all present deadwood.</p> <p>T5 – Sycamore, removal of epicormic growth, removal of any crossing branches, crown lift to 4.5 meters and removal of all present deadwood.</p> <p>T6 – Lime, removal of epicormic growth, crown lift to 4.5 meters and removal of all present deadwood.”</p>	
6f	25/00679/HSE	25 Pexwood Road Todmorden Calderdale OL14 7JR	Single storey extension to dwelling, at the first floor, replacing a recently removed structure.	<p>An existing structure was recently removed from the property; the application is for a single storey extension which will create a garden room/ office.</p> <p>The extension is at the first floor and would be elevated using “stilts”. From the documents provided, the proposed extension would be larger and have more impact visually on the west and south elevations particularly. However, it doesn’t wrap around the rear of the property like the removed structure did, so could be considered a similar size overall, and the materials would be more in keeping with the surrounding context compared to the original.</p> <p>Extension would be subservient to existing property.</p> <p>Proposed to fit a bird nestbox to the eastern façade of the property.</p> <p>Biodiversity Officer satisfied that there is a low chance of adverse impact on roosting bats and that a bat survey isn’t required.</p>	Supported by Policy NE3 Green Infrastructure.