Item 6 Development Committee 2nd September 2026 - Summary of information from Planning Applications.

***** *Indicates applications will expire before meeting held.*

Item no	Application Number	Address	Purpose	Note	Recommendations in line with adopted NP.
6a*	26/00574/FUL	Higher Greave Farm London Road Todmorden Calderdale OL14 6HJ	Proposed 20 x 40m outdoor horse arena for personal use only	"The proposed 40m x 20m arena would provide a secure and controlled environment in which the horses can be exercised safely throughout the year. This is essential in maintaining their physical fitness, welfare and ongoing management. The arena would be used solely for private domestic equestrian purposes associated with the keeping and exercising of our own horses. No commercial riding school, livery, competitions or external business activities are proposed." There are a number of objections from neighbouring properties with concerns ranging from flood risk to lighting. Application states there would not be any floodlighting. No flood risk assessment has been submitted but plans state use of a permeable riding surface where appropriate, maintenance of existing drainage, avoidance of unnecessary impermeable surfacing and careful management of runoff during construction. In Biodiversity net gain report, it is recommended to plant a mix of hawthorn, hazel, blackthorn, bramble and willow to replace loss of existing grassland habitat.	*Not specifically covered.*
6b*	26/20091/TPO	First Floor Flat Stansfield Hall West Stansfield Hall	Prune Trees (Tree Preservation Order)	T1 - Beech - Prune. (Adjacent to road) Prune back overhanging branches away from road and to clear the wires, crown lift to give minimum highway clearance and	*N/A*

		Road Todmorden Calderdale OL14 8BQ		thin out the crown by 20% to remove any dead and rubbing branches for safety. T2 - Copper Beech- Prune back overhanging branches away from road and to clear the wires, crown lift to give minimum highway clearance and thin out the crown by 20% to remove any dead and rubbing branches for safety. T3 - Sycamore - Prune overhanging branches to road and driveway to provide clearance and removal of any dead and rubbing branches for safety. T4 - Sycamore - Prune overhanging branches to road and driveway, giving clearance to wires. Removal of any dead and rubbing branches for safety	
6c	26/00497/FUL	32 Burnley Road Todmorden Calderdale OL14 5EZ	Ground floor offices with residential units above The Acorn Centre and full refurbishment of the outbuilding to the rear for residential use.	"The proposals include the following works: Front elevation: All existing natural millstone grit walling, stone surrounds, and primary architectural features on the Burnley Road frontage will be left untouched and protected throughout the works. The primary architectural intervention is confined entirely to the roofscape, where it is proposed to consolidate the three existing, fragmented dormer windows into a single, cohesive dormer structure. Rear elevation: All historic stone openings, coursed millstone grit walling, and structural details on the lower levels of the rear elevation will be retained without modification. The single localized intervention involves the modest extension of an existing rear dormer window to improve the internal spatial efficiency of the upper floor." Addition of 1 additional residential apartment, taking it from 3 to 4. Environmental Health Services have requested more info on bins and recycling storage due to the area already being a hotspot for fly tipping and clutter.	*Reuse of redundant buildings for workspaces, studios and places for economic activity will be supported where development has regard to local character, residential amenity and highway safety – Policy ED.1*

				Highways raised no objections as no proposed alterations to existing vehicular or pedestrian access. Given the town centre location, public transport facilities and modest scale of changes, the Highway Authority doesn't consider that the proposal would result in a material increase in traffic or parking demand. Proposed development will not increase the risk of flooding, but the site itself is at high risk of fluvial flooding. Mitigating measures to be put in place are: - Demountable barriers/flood proof doors to 127.10m AOD. - Residential element located on 1st and 2nd floors. - Only commercial on ground floor. - 1st & 2nd floor landing as safe refuge for ground floor commercial occupants. - Additional Flood resilience to 127.10m AOD. - Flood emergency plan.	
6d	26/20102/TPO	Todmorden Specialist Visual Arts College Ewood Lane Todmorden Calderdale OL14 7DG	Reduce Oak Tree to a 4m Standing Stem (Tree Preservation Order)	Very large Oak tree with fungal damage (Brittle Cinder). Tree currently looks healthy, but the decay is only going to progress, and due to relatively high-risk location close to the school and nearby dwelling, it is sadly recommended that the tree be reduced to a 4m standing stem and left to decay for wildlife habitat. It is recommended that a replacement, or several, be planted in alternative locations away from the dwelling.	*N/A*
6e	26/20095/TPO	Pennine Lodge Care Home Burnley Road Todmorden Calderdale OL14 5LB	Remove 6 Trees (Tree Preservation Order)	6 Ash varieties recommended for removal by arboriculturist. 3x have Ash Dieback disease 1x possibly diseased, but overhanding driveway and has significant epicormic growth suggesting tree is under stress.	N/A

				1x already dead 1x has major deadwood, is under significant stress and has multiple wounds and cavities from previously lost/removed limbs.	
6f	26/00612/HSE	Calder Bank 52 Burnley Road Todmorden Calderdale OL14 5LH	Ground floor extension and alterations	This application is an accessibility-led extension to an existing dwelling, providing essential ground floor accommodation comprising an accessible shower room, W.C, entrance lobby and level access, in direct response to the changing mobility needs of the occupants. The dwelling sits within the Todmorden Conservation Area - Whilst the proposal will inevitably alter the appearance of part of the side curtilage, it does not obscure or diminish the architectural qualities of the existing dwelling, nor does it interrupt important public views through the Conservation Area. The historic form of the building remains readily appreciable, and the proposal has been designed to avoid unnecessary intervention into the original fabric of the dwelling. In planning terms, the Applicant considers the resulting impact upon the significance of the Conservation Area to be limited and proportionate to the substantial social benefits that the proposal delivers.	The Committee should consider whether the benefits of the proposal outweigh the harm caused to the Conservation Area. Neighbourhood Plan Policy H.7 – Inclusive and Accessible Homes references supporting developments that meet enhanced accessibility and adaptability standards, and promotion of housing designed to address issues arising from old age.