

Item 6 Development Committee 3rd June 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*	26/00288/HSE	699 Rochdale Rd Todmorden Calderdale OL14 6SX	Extend dropped kerb	<p>From applicant “Our house (699 Rochdale Rd) already has a driveway with a dropped kerb onto the A6033 road directly outside our property. We would like amend the front garden within our own property boundaries to create parking for 2 cars as we are changing to electric vehicles. We would like to apply to have a further 3 meters dropped kerb to allow access between the A6033 and our driveway to allow for two cars. There are no current obstructions or drainage systems in the area in which we would like to change the kerb.”</p> <p>Proposed new double driveway will replace existing concrete driveway and small garden section, with a porous resin bound driveway. Hedge will be retained.</p> <p>Highways comment “Subject to the works being carried out under a Section 184 (dropped kerbs) licence, constructed to Calderdale Council specification, and including appropriate drainage measures to prevent run-off onto the highway, the Highway Authority does not consider that the extension of the dropped kerb would result in an unacceptable impact on highway safety. “</p>	<i>Supported by TM2 – EV Parking</i>
6b*	26/20028/TPO	9a Stoodley Grange Todmorden Calderdale OL14 6JR	Fell one tree	<p>Several cavities present on main stem and epicormic growth present.</p> <p>Recommendation is for tree to be removed and a smaller, native tree be planted in it’s place.</p>	<i>N/A</i>
6c*	26/00198/HSE	5 Warland Gate End Walsden Calderdale	Single storey rear extension	Proposed single storey extension will use materials matching the existing property. Semi-hexagonal shape which <i>may</i> help reduce the impact on neighbouring properties.	<i>Supported by H3 – Housing Design</i>

		OL14 6UP		<p>Bifold doors to open up to new patio.</p> <p>Some slight internal layout changes will be taking place, but no information on those except drawings. Existing wall between kitchen and dining room to be knocked through to form open plan space.</p> <p>The application boundary does fall adjacent to a flood zone 3 – no flood risk assessment has been provided. An email shared between CMBC and the application agent don't seem to show any concerns.</p> <p>Biodiversity comment: “No works affecting the roof shall be carried out between the 1st May to 30th September unless a bat survey meeting West Yorkshire minimum standards has first been carried out by a suitably qualified person and submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with any mitigation measures recommended within the approved bat survey.</p> <p>For species enhancement, a single long-lasting (woodcrete) swift box or house sparrow terrace installed close to the eaves on the NW elevation would be likely to be effective.”</p> <p>The application states bat and bird boxes will be installed within existing matures trees.</p>	
6d*	26/20045/TPO	Hollingrove East Stansfield Hall Road Todmorden Calderdale OL14 8BA	Crown thin and deadwood seven trees	<p>From Tree Report: “All 7 Sycamore seem to be very health from our recent visual inspections; however, they require some much needed maintenance along with an arial inspecting. The owner of the trees would like to preserve and maintain the tree's health, shape and form, whilst also gaining some essential light into their garden. Due to the density of the trees canopy this has also prevented other flora and fauna from developing in the garden, which the landowner is also very passionate about preserving. We recommend a crown thin of</p>	N/A

				15%, selective tip reduction, removal of deadwood for all the 7 trees”	
6e*	26/00040/FUL	Land South West of Gorpley Cottage Gorpley Rd Todmorden Calderdale	Construction of new barn with mezzanine level hay loft (Amended Plans)	<p>Development Committee previously considered this application at 4th March meeting. Comment was “Support”</p> <p>A comment submitted at a later date from a member of the public heavily objected to the application and shared varied concerns including, but not limited to, questioning the necessity of the barn, lighting impact, visual impact and the condition of the access road.</p> <p>Consultee comments that followed included Flood Risk Manager who stated they could not support the application until a suitable means of managing surface water from the development is submitted and approved.</p> <p>Applicant response to the Flood Risk Manager comment emphasises their plan to harvest rainwater and surface water run off to use as drinking water for the farm animals, believing this to be an appropriate mitigation factor.</p> <p>Highways have no objections to the application.</p>	N/A
6f	26/00372/LBC	Oldroyd Cottage 11 Oldroyd Todmorden Calderdale OL14 6BE	Demolish structurally unsound gable wall and re-build using the same materials, alter existing window opening, re-build chimney, install air source heat pump	<p>Grade II listed building.</p> <p>Structural engineer report found bowing to west elevation and cracks in the masonry. Advises to carefully take down gable wall, construct a new concrete strip foundation and re-build the gable wall on top of new foundation.</p> <p>Previously, permission has been granted to underpin the gable, this is not considered a viable solution due to the risk of collapse of the masonry during the works.</p>	<p><i>Supported by policy H6 Sustainable Homes</i></p> <p><i>Otherwise, not covered specifically by a Neighbourhood Plan Policy, however preservation/restoration of heritage assets was identified as</i></p>

				<p>Listed Building Consent was granted earlier this year for underpinning an outhouse, demolishing and rebuilding porch on new foundations, renewal of roof, glazing and front door, replacement chimney pots and pointing of gable walls.</p> <p>Development Committee comment on this application was of support.</p> <p>During implementation of the above consents, the west gable wall was discovered to be in imminent danger of collapse and chimney stones perished.</p> <p>Heat pump to be installed away from publicly accessible areas and neighbouring properties. Will not affect historic fabric and is reversible.</p>	<i>important to residents during surveys.</i>
6g	26/00178/VAR	Rock End Moor Delph Staups Lane Todmorden Calderdale OL14 8RR	Variation of condition No 2 on application 16/00768/MINS, to enable excavation work to continue adding a further 10 years to the permission	<p>Requesting to add a further 10 years to permission granted in 2016, to enable excavation work to continue.</p> <p>Condition 2 on original permission states “Unless otherwise agreed in writing by the Mineral Planning Authority, the mineral extraction operation hereby permitted shall be completed by 31st March 2025 and the site restored not later than 30th June 2026”</p> <p>Appears to have been an operating grit stone quarry since 1990, there have been multiple extensions of time permitted in this period by CMBC.</p> <p>Regular monitoring takes place from CMBC, and condition compliance reports are provided. Most recent report from June 2025 states that site is currently in breach of Condition 2, but any enforcement action will be withheld until after this application outcome.</p>	N/A