Item 6 Development Committee 4th November 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*	26/00698/HSE	Beeton View Shaw Wood Road Todmorden Calderdale OL14 6DA	Retrofit of bungalow, with cladding to sides and rear, new roof, and replacement porch	Application intention is to bring the building to current energy efficiency standards, and resolve structural issues with the building, and to provide a layout suitable for owner. Retrofit of house involves removal of existing roof and structure and replacing with insulation standing seam system, natural stone to front will remain exposed, but artificial stone to sides and read will get external insulation and timber clad finish. Existing porch to be replaced with slightly larger, better insulated porch. Other works will be taking place but come under permitted development so not part of application. "Beeton View is approximately 100m from the nearest house, and completely hidden from view. There are no changes of use and so there will be no impact on any neighbours. The only materials which are to be changed are those which are modern and not historic, and are in locations where they are hidden from view. There will therefore be no impact on the character of the area from the proposals." uPVC windows and doors to be replaced with aluminium framed windows and doors. Biodiversity doesn't believe bat survey is required and happy with proposal for Swift Nesting Box within Species Enhancement Statement.	*Supported by Policy NE.3 Green Infrastructure*
6b*	26/00741/LBC	The Fieldens Wellfield Terrace	Removal of moss and organic matter	"Would like to clean the building to remove moss and other organic matter that is growing on some areas of the building. Have obtained a quote from a local exterior cleaning company who use	*Not specifically covered but local community*

		Todmorden Calderdale	(Listed Building Consent)	a very low pressure steam clean system which will clean off the algae/organic growth, won't damage the stone in any way and will retain the dark carbon colouring. A biocide is applied after to kill off any remaining organic spores. The biocide is registered with the HSE." Building is Grade II. A recent inspection of the external stonework has identified areas of organic staining, algae and moss growth on the masonry elevations, particularly in locations associated with rainwater goods and areas subject to prolonged surface moisture. Whilst the growth is primarily cosmetic in nature, continued accumulation of organic matter can retain moisture against the stone surface and obscure defects within the masonry and mortar joints. Conservation Officer is case officer so no comment provided but applicant received advice prior to application from a CMBC Conservation Officer advising that the colour of the building needs to be retained and that the above method of cleaning ***may*** be accepted.	*engagement showed clear interest in heritage assets being conserved and enhanced*.
6c*	26/00782/HSE	Brelades 215 Halifax Road Todmorden Calderdale OL14 5RX	Two storey extension to west to create annexed area	Proposed two storey extension is to contain a lounge area and small kitchen to connect to existing house bedroom and ensuite, creating a separate living area for a family member. Building materials proposed are to match the existing property. Neighbouring property appears to be Grade II listed. Extension would fit within the height of property. Applicant states windows and entrance door to the extension will be south facing only, with no windows facing the neighbouring property.	*Would be supported by Policy NE.3 – Supporting Green Infrastructure* *Supported by H.3 Housing Design*

				Proposed development has small roof area, but intend to install large water butt to south elevation to collect rainwater, minimising any impact on flood risk. Biodiversity Officer satisfied low chance of adverse impact on roosting bats and agrees with proposals for swift boxes on north elevation of the new extension.	
6d	26/00745/FUL	16 and 18 Halifax Road Todmorden Calderdale OL14 5AD	New shop fronts and replacement windows	"The site lies within the designated Todmorden Conservation Area. The proposals have therefore been developed to ensure that alterations to the building respond appropriately to the architectural character of the property and the wider historic streetscape." "The existing building has undergone alterations over time, particularly at ground-floor level, and the existing shopfronts comprise a mixture of timber and aluminium elements which are now showing signs of deterioration. The proposed works provide an opportunity to establish a more coordinated appearance while retaining the traditional proportions and vertical emphasis characteristic of the surrounding Conservation Area." Existing first floor bay window is proposed to be removed and replaced with sash window to fit the other windows. The existing deteriorating timber and aluminium shopfronts are to be removed and replaced with aluminium-framed shopfronts with anthracite grey finish. Existing access doors to side are to be replaced with new composite panel doors in anthracite grey, complementing new shopfronts. New internal shutters are proposed behind shopfront glazing. "At ground-floor level, the new anthracite aluminium shopfronts provide a clean and restrained appearance while retaining substantial areas of glazing and the established commercial	*Supported by ED.1 – Reuse of space* *Could be supported by TC.1 – Shopfront Design Not clear if entry to shops are accessible - consideration should be taken to ensure accessible entry for all users. Where steps are unavoidable, consider a non-slip ramp with 1:12 gradient.* *Goes against policy HG.1 – Heritage. Both 16 & 18 Halifax Road are on our Non-Designated Heritage Asset register. Unsure whether the current bay window on No 16 is the original, but forms*

				character of the frontage. Particular consideration has also been given to the visual impact of security measures. Rather than installing externally mounted roller shutters, all shutters and associated mechanisms are proposed internally behind the glazing. The use of an open grille arrangement ensures that the shopfront remains visually permeable when the premises are closed. The proposals therefore avoid external shutter boxes and solid external security shutters which could otherwise detract from the character of the traditional frontage."	*part of the building's heritage. Removal of this could be considered harmful to heritage.*
6e	26/00810/OUT	Land opposite Bobbin Mill Cornholme Todmorden Calderdale	Day Care Nursery (Outline with some matters reserved)	Proposed nursery would feature natural stone, slate effect roof. 3 staff parking spaces are proposed along with temporary visitor parking and drop off area. A garden play area will feature at the south of the proposed nursery surrounded by 2m high steel fencing. Highways have submitted a lengthy comment and overall raise a significant standing objection to the proposal on the grounds of both inadequate highways assessment and significant highway safety concerns.	*Not specifically covered.*
6f	26/00838/FUL	Land North West of Cyprus Cottage Watty Lane Track Todmorden Calderdale	Pitches for visiting motorhomes and related equipment sheds	Pitch for up to two visiting motorhomes and camper vans, creation of a hardstanding for overnight parking, together with a pair of storage sheds for grounds maintenance and other equipment. Application states that there is need for overnight camping and motorhome provision. Plans to develop field to south with woodland planting and wildflower meadow. Highways requests information to establish that the approach route, access and internal arrangement can safely accommodate the vehicles intended to use the site. Google map search of the road demonstrates a long country lane access route, narrow in places.	*Supported by NE.3 Green Infrastructure* *Could be supported by ED.3 Visitor Accommodation, with more information of travel plan considering needs of visitors and seeking to keep travel disruption to a minimum.*