Item 6 Development Committee 5th August 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*	26/00010/LBC	Ewood Hall Ewood Lane Todmorden Calderdale OL14 7DF	New detached single storey dwelling and associated works (Listed Building Consent) (Amended Plans)	Previously seen at Dev Committee. Committee made comment at the time that they couldn't support in it's current state due to the vehicle access. It now looks that parking will be provided at the existing location off Ewood Hall, and a path created to the new dwelling, completely removing extra vehicular activity at the dwelling. Worth noting that the design has changed from stone face, copying existing style of adjacent buildings, to a zinc cladding finish. Conservation Officers were against the original design, claiming it would compete with the existing house for dominance, and were unhappy with the degradation of historic wall. Conservation Officer updated comment: *"The reduction of the loss of historic wall is noted, however some portion of the wall will be still be lost. This will result in a low level of less than substantial harm. Whilst the proposed design of the new dwelling is much improved, and a simple and contemporary style building helps to avoid competition with the historic character of the listed building, as stated in previous comments the principal of intensification of development within the historic grounds will result in some harm to the significance of the listed building. This harm must be outweighed by the public benefits of the proposal."* Highways: *"Following previous comments, the application now removes the proposed access and parking area originally included and now provides parking for the dwelling within the area of existing parking serving Ewood Hall and utilising that existing access.* *This layout and amended access and parking strategy raises no objections from the Highway Authority."*	*Policy H3 would lead me to say the new design with zinc cladding fits within within the surrounding area less than the original, although CMBC Conservation Officers are more in favour of the new design.* *Conservation of Heritage assets listed as important to residents during surveys and consultation stage.*

				Biodiversity comment summarised: *"Adverse ecological impacts are expected to be limited provided recommended mitigation measures are implemented, including further bat inspections (if Tree 1T is felled), protection of nesting birds during vegetation clearance, and ecological supervision where required. Habitat loss should be compensated through native hedgerow planting and the installation of two bat boxes on nearby trees."*	
6b*	26/00009/FUL	Ewood Hall Ewood Lane Todmorden Calderdale OL14 7DF	New detached single storey dwelling and associated works (Amended Plans)	As above	*As above.*
6c*	26/00434/HSE	387a Rochdale Road Todmorden Calderdale OL14 6RH	Extension and works (Retrospective) and regularise dwelling to remain as single dwelling	My understanding of these applications is that the build has been completed as originally specified and approved, with the exception of the dwelling being converted into single occupancy. The properties have not been amalgamated into 1 and the applicant is seeking retrospective approval to retain as 2 dwellings.	*N/A*
6d*	26/00435/HSE	387b Rochdale Road Todmorden Calderdale OL14 6RH	Front, rear and side extensions (retrospective) and regularise dwelling to remain as single dwelling	As above	*N/A*
6e	26/00318/LBC	Haugh House Haugh Rd Todmorden Calderdale OL14 6BU	Replacing the single paned timber window with a double glazed timber window (Listed Building Consent)	Grade II listed. The west facing bathroom window is broken and single paned, it opens on hinges from above meaning it would also be extremely easy to open it from outside and enter the property. The timber framing is completely rotten and the window itself not believed to be of any historic value.	*Not specifically covered by Neighbourhood Plan but conservation of Heritage Assets was noted as important to local residents*

				Proposed to change the single glazed window for double glazing to maintain heat more efficiently. This would be a timber framed window.	*during survey/ consultation stages*.