

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
14g	20/00506/FUL	Former Farmhouse Gorpley Road Todmorden Calderdale	Demolition of Existing Structures and Construction of Farm Building	<p data-bbox="1146 264 2188 464">It is proposed is to build a steel framed storage building for farm equipment and storage. The land has been used for grazing and smallholding purposes for a long time and includes a variety of dilapidated timber buildings such as stables. The development is of a typical indigenous design and this ensures consistency and acceptability of the established design. The building will be set against a backdrop of mature trees.</p> <p data-bbox="1146 504 2166 735">The Northerly boundary of the site is within 45 m from a Milestone located on Bacup Road which is grade 2 listed. However, it is proposed that the proposed building is on land that has no visual connection with the milestone as it is separated by a stone wall alongside the highway, Midgelden Brook and the wooded hillside beyond. Because of the visual separation, it is considered that the proposal will not impact upon the setting of the listed structure and the milestone will not have any effect upon the new extension.</p> <p data-bbox="1146 775 2188 903">There is evidence is that the building is located within 250m of a past landfill site, so it is proposed that the building will have a compacted crushed stone floor. The walls are to be made from stone and timber cladding and the roof from cement fibre cladding. The existing vehicle parking will remain the same.</p> <p data-bbox="1146 943 2199 1007">The site is not in a flood risk area, but the proposed farm building will be within 20 metres of a stream.</p> <p data-bbox="1146 1046 2166 1136">A Bat Potential Roost Potential Assessment form states that an existing dilapidated timber stable building has a flat roof, no soffit gaps and solid timber walls and is unsuitable for roosting bats.</p>