

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6a	21/00494/FUL	Warland Farm Warland Todmorden Calderdale OL14 6XA	Conversion and extension of Mickle Barn and Shippen to provide overnight accommodation, workshop, communal facilities, crafts studios and associated bakery/brewery/bike store (with PV roof covering)/sun-space and greenhouse structures at Warland Farm.	<p>TTC responded to the consultation for listed building approval (21/00495/LBC) with:</p> <p>“Todmorden Town Council wishes to support sustainable development in the town and the increase in local employment. Concern was raised especially about the amount of traffic this proposal would generate in the area and the lack of parking on the site. Although it is hoped that the majority of visitors would travel by public transport, by cycle or on foot, Riggs Garden Centre nearby (where people travel from near and far) has a car park for 100+ cars. Concern was raised about the arrangements for drainage, especially foul drainage ' where a soak away into a field is proposed. Concern was raised about the refence to a roof being made from asbestos cement. The plans are adventurous, but it was felt that more detail was required. Members expressed an interest in visiting the site”.</p> <p>Following representations made by the public at the meeting on 21 July, the Town Clerk, at the request of the Development Committee, wrote to Richard Seaman expressing its concern about access, parking and listed building issues. The applicant has submitted a response against each point raised by TTC.</p> <p>Many comments have been logged against the listed planning application, with strong views expressed for and against. These include support for the applicants’ vision and purpose for this site.</p> <p>The applicant sent a set of documents to each member prior to the 18 August Development Committee but it was not possible to</p>

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				<p>review these at that meeting as the request for consultation from Calderdale had not been received. The application was scheduled for review at the next meeting on 15 September but this did not take place as some of the relevant documents were still missing from the Calderdale website. These documents have now been uploaded.</p> <p>This application concerns the full planning application.</p> <p>It is stated that the farm dates from the Stone Age and the farmhouse (grade 2 listed) possibly from the 15th Century. With this development it is proposed that the farm be used for multiple purposes ranging from farming, arts and craft work, food preparation, brewing, providing training and accommodation and workspaces for workers and guests and holding performances.</p> <p>The response to TTC initial comments explained that the asbestos will be removed and explained the workings of the natural drainage. The applicant has conducted a traffic survey and has concluded that Warland Gate is nowhere near its traffic capacity and that Warland Farm's proposed additional usage is insignificant. The applicant also states that there is currently sufficient parking in the village and that they are investing in creating more which could improve the parking situation for neighbours. The applicant states that Warland's recent history is of uncontrolled traffic increases and that to single out this application would be unfair. A visit took place to Warland Farm on 30 June. A response was received by members relating to the letter sent to Richard Seaman by the Clerk on behalf of the Development Committee.</p>
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				<p>Countryside Services has requested that a full bat survey be done.</p> <p>It is proposed that the external walls be made from coursed natural stone to match with the existing as well as timber cladding cladding. The asbestos roof is to be replaced with a corrugated fibre cement sheet. It is proposed that the windows and doors will be wood.</p> <p>It is stated that the number of parking spaces on the main site will remain at 2.</p> <p>The Conservation Officers have expressed initial concerns that greenhouses are inappropriate on a listed building. The applicant has responded that this is part of their plan to grow food.</p> <p>It is stated that the site is in flood risk zone 1: at the lowest risk of flooding.</p> <p>It is stated that it is unlikely that the land is contaminated as it has been used for farming.</p> <p>Water supply is expected to be by mains water as the applicants now own the cottage next door. Spring water will be used for sanitation. A package treatment plant and a soak away will be used for foul drainage.</p> <p>There are several public comments logged concerning the full planning application, some for and some against, many from the same people. The key material considerations remain which include the adaptation of a listed building, the amount of parking and the viability of the access road. The applicants have robustly denied that the road is unsatisfactory for additional traffic and</p>
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				<p>that there will be any more traffic. They have provided their own traffic survey. They have proposed that additional parking will be available on the site (old mill) and have stated that overflow parking for bigger public events such as the Rush Bearing Festival, exists at the Bellhome ground nearby and that this has been used before.</p>
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