

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6a	21/00462/FUL	Cross Farm New Road Mankinholes Todmorden Calderdale OL14 6HP	Partial demolition and replacement of an existing agricultural building with a new dwelling.	<p>The proposal is to demolish an agricultural building and build a 5-bedroom house in its place. It states that the proposal seeks to create a new dwelling as a replacement of an unused agricultural building, constructed in a scale, appearance and materials sympathetic to the Conservation Area and would be a positive contribution to the local character of Mankinholes. The overall scale of the proposed building will be smaller than the existing building by 10%. It is stated that the external elevations will be sympathetic to the details of the original farmhouse and properties found in the wider conservation area setting. In line with the assessment of the Conservation Area Character Appraisal, it is suggested that removal of the modern materials of the agricultural building, could be seen as a positive impact on the CA.</p> <p>The existing building is located at the corner of New Road and Cross Lane, on the edge of Mankinholes Village and the Lee Bottom Road /Harvelin Park area.</p> <p>The property, which is not listed, although it is near buildings that are, was likely built in the early Victorian period. The barn adjoining the farm was converted and the house extended in the 1980s / 1990s. The stable block was also converted to living accommodation and the application building was added in 1999.</p> <p>Highways reported that they did not object to the building as proposed although it noted that the property is not in a sustainable area as residents would need to use cars. Their response conditions the reduction in the wall height as the road splay is insufficient although the road has slow moving traffic.</p> <p>The application states that the materials to be used are coursed stone walls to match existing, stone slate roof (existing is metal profiled sheet cladding), double glazed windows in a composite timber and metal frame and timber doors and frames. There is currently tarmac to the front of the</p>

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				<p>existing building. It is proposed to retain the tarmac and provide a permeable parking area. The amount of parking will remain the same.</p> <p>The application states that the site is in flood zone 1 and is not subject to flooding and there are no protected species, habitat or features of geological importance on the site.</p> <p>The Bat habitat Assessment states that the barn has been in continual use and that it is an unlikely location for bats although the site is in a Bat Alert Area.</p> <p>The land has only been used for agricultural purposes and it is not likely to be contaminated.</p> <p>It is stated in the application that trees and bushes may be impacted by the building. The application form states that a Tree Survey will be required but this is not included with the application.</p>
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