

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6c	19/00648/FUL	Langfield House 38 Kilnhurst Road Todmorden West Yorkshire OL14 6AX	Two detached dwellings	<p>TTC made the following comments on this application in June 2020 :</p> <p>Development is not supported on the grounds of potential land instability. The report said that a full invasive land survey must be done as this area has a history of subsidence. It is felt that a decision cannot be made on this application in the absence of this.</p> <p>Other reasons for not supporting the application include the impact on the visual amenity, loss of parking for residents, the steep aspect of the land causing overlooking of other residential properties and the lack of sympathetic design with the proposed white rendering which is out of character for the area. There is also the potential for increased flooding because of surface water run-off.</p> <p>The additional information provided does not seem to address these issues.</p> <p>Neighbours have made the following comments:</p> <ol style="list-style-type: none"> 1.The street scene does not adequately display the (4-storey) bulk of the properties on the site. 2.The street scene does suggest that cars could access the existing exit from the main property which exits on to Kilnhurst Rd rather than building a separate exit. 3.The suggested access/egress would be on to busy junction of Kilnhurst Rd/Dale St where buses turn. 4.There is no indication about how the boundary to the neighbours' property will be kept intact if an access road is excavated next to it.

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				<p>5.The proposed access/egress would exacerbate existing parking problems.</p> <p>6.The houses if built, would restrict light into the neighbours' property.</p> <p>7.The houses, if built, would impact on privacy for the neighbours.</p> <p>8.The gradient of the site is proposed to be 1:8 rather than 1:10 (which is Calderdale's standard).</p> <p>9.Buildings of 12/13 metres high would be out of keeping with others in the area.</p> <p>10.The earthworks for the build will be devastating for the local environment.</p> <p>11.The dwellings will not be affordable.</p> <p>12.The dwellings will be overbearing.</p> <p>13.They dwellings will not be aesthetically pleasing.</p> <p>14.There is a greater risk of flooding to properties from heavy rainfall as fast flowing water from the proposed new exit would flow on to Kilnhurst Road and then down the hill where many of the properties are below the level of the road. This fast-flowing surface water would then flow down the hill (Key Sike Lane) into an already designated high flood risk area.</p> <p>15.The humpback bridge over the canal is the only access point for the Kilnhurst area and concern over its tolerance of the increased amount of traffic in recent years is already high. This planning proposal with its massive ground works will undoubtedly take a serious toll on it. A feasibility study is recommended.</p>
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