

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

| Item no | Application Number | Address | Purpose | Note |
|---------|--------------------|---|--|--|
| 6d | 20/00939/FUL | Baltimore Marina Stack Hills Road Todmorden Calderdale OL14 5QW | Construction of toilet block and managers office; 11 raised platforms for tent pitches; siting of 1 static caravan; change of use of Moorings from temporary residential to leisure and other associated works | <p>This application was considered by DC on 30 September 2020. The feedback at that point was:</p> <p><i>'We do not support this application as presented.</i></p> <p><i>Whilst indicating Flood Zone 1, local knowledge and historical mapping, identified that the extent of water run-off from this site flows like a falls and anything to reduce the natural soakaway qualities of the site, including a number of water lodges present already to alleviate run off, will lead to overflow into Halifax Road, an area already affected severely with flooding through insufficient drainage capacity.</i></p> <p><i>We are also concerned about stability of the site and would request that a Geotechnical survey is conditioned to ensure the site is stable enough.</i></p> <p><i>Given its location we would ask that the Canals and Rivers Trust is also consulted regarding the potential impact on the canal.</i></p> <p><i>We have concerns regarding access and egress on the main road into a single track and especially if Caravans /RVs regularly use the proposed site and would ask that highways engineers are consulted. More specifically we have concerns regarding the use of the grade 2 listed bridge in terms of restricted access and weight loading of regular use .Again we would ask that the Canals and Rivers Trust who we understand own the bridge are consulted on this.</i></p> <p>Further comments from TTC after 27 April 2021 DC Meeting:</p> <p><i>Although the Town Council welcome the opportunity to welcome more tourists to Todmorden to the area, the site at Baltimore</i></p> |

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| | | | | <p><i>Bridge is a very small one for the additional facilities and increase in people involved. This proposal is an over intensification of the development on the site.</i></p> <p><i>Members were concerned that the Canal and River Trust had not commented as the grade 2 bridge is their responsibility. Also, it was suggested that the views of the Rights of Way Officer be sought as the footpath is well used by walkers and the increase in the number of campervans driving across the bridge would be an issue.</i></p> <p><i>There is also an issue, as the proposals will involve the loss of parking on the site which is used by boat residents. Where will the residents park if they aren't able to park where they are currently? The site is very limited in size.</i></p> <p><i>Concern was also raised that the proposals will lead to water being discharged into the canal. Currently, several streams flow down the hillside above when it rains, and this is a significant amount of water to accommodate on a site which it is proposed will be more intensively developed'.</i></p> <p>The issue was raised at the DC meeting in the Summer and the Assistant Town Clerk was asked to write to CMBC to express concern about lack of parking and additional traffic on Stack Hills bridge which is grade 2 listed, narrow and a weak structure. It was recommended that the Canal and River Trust be consulted for their opinion.</p> <p>No consultee feedback has been received from the Canal and River Trust or the Rights of Way Officer. The issue of the over intensification has not been answered.</p> <p>A geotechnical investigation and slope assessment survey has been submitted which states that there is slope instability on the</p> |
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| | | | | <p>western side of the site. Although stability is not of such concern on the eastern side of the development it is recommended that the angle of the slope not be changed by any works. It is stated that the slope should not be cleared of trees and vegetation as this is essential for the stability of the slope.</p> <p>It is stated that the current temporary resident pitches for barges will be replaced by pitches for visitors. This will remove the possibility of living accommodation for people living on barges on this site .</p> <p>The applicant states that they will not remove all the vegetation and that any anti-social behaviour can be reported to the company managing the security arrangements at the site.</p> <p>The Calderdale Flood Team and the Environment Agency have accepted the proposals but have suggested conditions.</p> <p>There have been objections from local people about the amount of water runoff from the site which they believe will be exacerbated by this proposal, the weak grade 2 listed Stack Hill bridge which is the only access route to the site, the impact on wildlife, noise pollution, the lack of parking and the impact on the narrow boat residents.</p> |
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