

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6f	22/01032/FUL	Land East Of Swineshead Farm Lumbutts Road Todmorden Calderdale	Agricultural building and track	<p>The owners have purchased this land with the purpose of setting up a smallholding and angling business. This will include growing and baling hay as well as growing fruit and vegetables. It is stated that the applicant wishes to enhance the biodiversity/ habitats of the site with facilities for birds.</p> <p>It is stated that the proposed agricultural building is required to store machinery, equipment, fishing equipment, seeds and to provide a storage area for scouting equipment.</p> <p>Currently, the owners store agricultural equipment at a location near Halifax and it is stated that this is not practical.</p> <p>It is stated that the proposed development will have a traditional appearance – a steel portal framed building similar to ones elsewhere in the area. The walls and rood will be box profile plastisol coated metal sheets for the wall and roof. It will have a roller shutter door. The building will be 15m long, 10m wide, the eaves 3.6m high and the ridge 5m high. It is stated that the building has been designed with a very low eaves height to mitigate the impact, additional trees are planned (once the building is built) to screen the building from the roadside.</p> <p>It is proposed that the construction of a track from the entrance gates to the front of the building (15m x 3m) will ensure the building is capable of being accessed</p>

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				<p>throughout the year even with adverse weather and ground conditions. The applicants propose as part of the development, a concrete apron around the building, this will allow machinery access into the building without the risk of mud being transported, minimising slips and trips hazards. The concrete apron would be 2m around the back and sides of the building approx. 6m in length in front of the east elevation. This will allow tractor and machinery access into the barn as well as a solid base. The area in front of the proposed barn is level and should not require a huge amount of groundwork. It is stated that this suggestion is common with most agricultural buildings. The applicant states that the permeable track and concrete hardstanding will be required to enable the applicants vehicles to access the site and park – thereby not increasing the parking issues on Lumbutts Rd.</p> <p>The track will be constructed by removing the topsoil (which will be used to landscape around the site) exposing the clay and a layer of Terram will be installed to prevent weed growth through the track. Following this, hardcore will then be compacted over the terram with a layer of geotex on top. The geotex will bind the hardcore and the top coat.</p> <p>Highways has not submitted objections although think it questionable that the applicant would wish to store expensive equipment at such a remote location. They have requested that the gate be set back at least 6m from the highway.</p>
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