

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6g	21/00370/RES	Car Park Brewery Street Todmorden Calderdale	Four dwellings (Reserved Matters Persuant to Application 18/01471/OUT)	<p>This application is for a block of 3 (2 storey) 3 x bedroom houses and a detached 3 x bedroom house. The application updates the building layouts, external appearance, the siting of buildings based on outline approval and scale of development.</p> <p>The site (between Burnley Rd and Kitson Wood Rd) is in flood zone 3(a) but the flood risk assessment (in the initial application) concludes that the proposed development can be constructed without being at an unacceptable risk of flooding and without increasing the risk to other sites in the vicinity, In line with the NPPF and Environment Agency advice for developments of this type.</p> <p>When TTC was consulted in 2018 the feedback they gave was:</p> <p>'The Committee agreed to oppose this application subject to the following material considerations: concerns over access/egress and parking, over intensification of the site and possible flood risk'.</p> <p>Highways had no objections to the outline plans but requested that correct access arrangement be made for the site and double yellow lines be laid on the A646. Countryside Services said that the Ecological Impact Assessment was largely acceptable but made recommendations about lighting etc.</p> <p>The application was approved by Calderdale MBC on 25 July 2019 saying that the material considerations did not outweigh the need for building. Several standard conditions were imposed regarding the building of the houses and the site.</p>