

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
6j	20/00540/FUL	Car Park Side Of 752 Burnley Road Todmorden Calderdale	Residential development of five town houses (amended plans and Flood Risk Assessment)	<p>TTC considered this application in July2020 and its comments were:</p> <p>'Supported subject to findings invasive Ground survey. Also, there is substantial concern about the limited parking provision as it is to include spaces for Oakleigh Terrace as well as the proposed 5 new Properties, especially as there is no off-road parking nearby'.</p> <p>Neighbours have made the following comments:</p> <ol style="list-style-type: none"> 1. The carpark is widely used by the local community and would cause issues with the cars and vans parking on the main Burnley Road, creating concerns with people crossing to use the local amenities and playgrounds on opposite side of the road. My front room window looks directly onto the proposed development so would have expected to find out officially and not via social media, this may greatly decrease the light into my front room. Looking at the side elevation there is a window looking directly onto my house, which i feel is unacceptable and will invade my privacy. 2. I object to this development. I understand there will be investigative work carried out re: coal mining but there are no guarantees how this alone will affect Oakleigh terrace and neighboring properties. There are subsequently no guarantees in relation to how the proposed site prep and building work will affect the properties on Oakleigh and around either. The proposed site development will cause major disruption and block out much needed light in an already light depleted valley, on the terrace. I am concerned about road safety during site development and then the ongoing increase of traffic from the development. I am concerned about the increase in flood risk. There is a flooding risk already which we experienced in Feb 2020 when our basements flooded. There will be no guarantees this will reduce or alleviate those risks as there will be increased demand on services/ drainage. The flood risk report had not been done

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				<p>correctly which is concerning as this proposed we were in flood risk zone level 1 which is categorically incorrect as there is a much higher chance of flooding. When the pub reopens, there needs to be adequate parking which this development does not accommodate. This could potentially cause issues with parking on the side of the road if there isn't adequate parking by the pub. The mill has extensive space behind for a small development like this which would be far less disruptive and not as close to the road and am sure would make a better option for this company to explore.</p> <ol style="list-style-type: none"> 3. I believe that any new development should enhance an area and not make residents suffer. Building up the former car park site with block light for residents. Building in this area will be a return to the back-to-back mill slums that were removed with good reason for the health and well-being. There is a huge mill site that can be developed without harming the well-being of those already in residence. Granting planning on this site will show nothing but contempt for the Cornholme and Portsmouth area and those that live there. 4. From the prospective of the Waggon & Horses I feel I must object to the development due to the fact the proposed plans are so close to the pub ,how long will it be before any future owners/tenants complain about noise from the pub this will then cause no end of problems to my business along with the fact nobody will be able to see the pub sign as the houses will be in the way, again it will be detrimental to my business. also the lack of light, this proposed development will block ,Cornholme is dark at the best of times but I feel it will be even worse if these plans go ahead. 5. Another resident objected on the issues of lack of light, parking and Oakleigh Terrace, blind spot for 3entrance/egress, potential flooding etc. They said that they would have liked to have been approached by CMBC and TTC as officers will not understand what it is like to live in this area. 	
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6. I own the property 17 Oakleigh Terrace, I would like to make a formal complaint against the proposed planning permission for the car park side of 752 Burnley Road Todmorden based on the following reasons:

My gable wall is in-line with the boundary of the land for the car park and I have concerns to what will be placed at the boundary and will this affect the access to my gable wall for maintenance purposes. I am concerned that the digging up of the car park within the 3m radius of my house will cause structural damage to the foundations of the property as demonstrated under The Party Wall Etc.Act 1996. Currently the carpark slopes down towards the main road and at the join of the gable wall to the floor there is a raised platform allowing surface water to flow away from the house. Should this be altered, there are concerns that the surface water will lay flat and will penetrate the house causing rising damp. These houses were built at the later end of 1800 where transportation and parking was not an issue. There is no road access to park a car at no 17 as it is facing the trainline and beyond the dead end of Sun Terrace. Concerns are that the parking spaces you have kindly given to Oakleigh will be taken by those at the bottom end of the road and double parking is not possible on Sun Terrace as it would restrict emergency vehicles. My question is, is there possibility to provide parking for no 17 next to the gable wall of no 17? I am also concerned to have to park on the main road and then try to cross with young children and shopping back and forth or the danger of leaving them alone in the house to trail the whole length of the street. Burnley road is already a very busy road for speeding cars and more cars will need to park on the main road which will increase the probability of road traffic accidents, there was one only last week. Will there be enough visibility to pull out of the parking with high buildings to both sides and will it be blocking the view under the bridge of the oncoming traffic? The community and developer would benefit more from the development of the Frostholve Mill rather than the empty carpark as the mill currently stands half erected and dormant. This property recently brought

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				<p>danger to the community as it was abused and used as a illegal substance manufacturing establishment assuming that the owner was unaware of the activity taking place as they are not local.</p> <p>Environmental health recommends the following conditions:</p> <p>1. Contaminated land.</p> <p>a) Further intrusive investigation is recommended in the Preliminary Risk Assessment development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.</p> <p>b) Where site remediation is recommended in the Phase II Intrusive Site Investigation Report development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the local planning authority. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy so approved. In the event of contamination not previously considered being identified the local planning authority shall be notified of the extent of that unforeseen contamination and of the further works necessary to complete the remediation of the site.</p> <p>c) Following completion of all remediation measures a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the local planning authority. Reasons: To ensure that any ground contamination is identified and remediated, and to ensure compliance with Policies EP9 and EP10 of the Replacement Calderdale Unitary Development Plan and National Planning Policy Framework paragraphs 109, 120 and 121.</p> <p>2. Noise</p> <p>We accept the Noise Assessment dated 25/6/20 submitted with the application. The developer shall ensure that the construction methods</p>	
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				<p>identified in the report shall be carried out to mitigate the effect if noise on the proposed dwellings. The dwellings shall comply with BS8233:2014.</p> <p>The site is in the high-risk Flood Zone 3. However, the flood risk assessment states that providing the proposed properties are elevated in accordance with relevant guidance for developments located within Flood Zone 3 and incorporate appropriate mitigation measures the risk of surface water flooding can be suitably managed.</p>	
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