

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7a	22/00756/FUL	Shoebroad Farm 2 - 5 Shoebroad Shoebroad Lane Todmorden Calderdale OL14 6LQ	Change of use of land to form a camping site with ten glamping pods and associated amenities	<p>It is proposed to build 10 glamping pods in two phases, some small and some large. Each pod will have a double bedroom with a sitting area, with the larger pods accommodating some basic utility facility with a sink provided. Each pod would also have a separate hot tub on a gravel based outdoor sitting area which would be planted around the borders for individual pod privacy.</p> <p>A parking area for 14 vehicles is proposed at the head of the site adjacent to Honey Hole Road. The site area is 1374.00sqm and it is currently used as grazing land.</p> <p>The site is located to the west of Shoebroad Lane and to the northwest of the farm and barn in a semi-rural setting to the south of Todmorden town centre. There are residential properties to the north of the site on Honey Hole Lane and Honey Hole Close. The site is allocated as Green Belt and Special Landscape Area.</p> <p>It is proposed that the materials used will be: walls – timber cladding, roof – natural slate.</p> <p>It is stated that access roads within the site will be reduced to a minimum with a permeable surface finish. The camping pods will adopt a SUDS system with respect to drainage and will be either directed to soakaways or the existing watercourse on site.</p> <p>It is stated that the site will connect to the public sewage system. The farm is currently on spring water although there is provision for the site to be on mains supply.</p> <p>It is stated that the proposal would provide a suitable facility for tourism in the area which would support the local economy</p>

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				whilst respecting the established character within a sustainable semi-rural setting. The economic and tourism benefits should therefore be considered to be significant factors in favour of the development and should carry significant weight.
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