

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7a	22/00320/FUL	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	Four dwellings with associated parking and landscaping	<p>This application was considered at the DC meeting on 27 May 2022. The following comments were made:</p> <p><i>'Not supported</i></p> <p><i>Although in principle the building of houses in this location is supported the number of houses and small number of parking spaces in this plan is not supported. Also, there are access and visibility issues at this site due to the bend in the road. There are also parking issues generally in this area.</i></p> <p><i>Also, any external surfaces should be permeable'</i></p> <p>The revised proposal is for 2 x 3 bedroom houses with garages below and 2 x four bedroom houses with 6 parking spaces.</p> <p>The external surfaces have been upgraded to non-permeable ones and comments by the flood risk manager have been made about appropriate tests for the type of surfaces planned. It has been suggested that a flood risk assessment is required.</p> <p>Objections have been re-submitted by neighbours commenting on insufficient parking, especially for visitors and deliveries, the poor sight lines and previous accidents on this bend. Another objection is that there have been flooding incidents in the last 5 years and that the retaining wall of the graveyard at the rear of the site collapsed due to a landslide during heavy rain. They also state that water runs from the hill above runs on to the main road as the drainage system is inadequate.</p> <p>Highways has raised objections to insufficient parking, the use of cycle racks, lack of EV charging. Lack of parking would result in the maneuvering and parking of vehicles on the main road. Highways state</p>

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

				that 'This is a small site with previous consent for just one dwelling. I am unable to support this application as submitted which would lead to over intensification detrimental to highway safety'.
--	--	--	--	---