

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

| Item no | Application Number | Address | Purpose | Note |
|---------|--------------------|---|---|---|
| 7b | 21/00577/RES | Land Adjacent To 26 Victoria Road Todmorden Calderdale | Residential development of six flats (Reserved matters pursuant to planning application 16/01432/OUT) | <p>This application follows the outline application 16/01432/OUT which was approved, with various conditions, on 14/12/2018.</p> <p>The site is in flood zone 3 and the site is in the Todmorden Conservation area.</p> <p>Todmorden Town Council did not support the original application because of the pressure it would put on the roads and parking. The Environment Agency initially rejected the plans but on the basis of more information supported it on the grounds of the proposals for flood mitigation.</p> <p>In response to the current application the Planning Officer has stated that the number of parking spaces in the plans is acceptable although the plans need to be adapted to provide a larger manoeuvring space in front of the 2 parking spaces near the bins. Also, no cycle storage space is currently included.</p> <p>Several comments have been received from neighbours on Gledhill St and Victoria Rd. These include concern about the small number of parking spaces for 6 flats (4), the lack of parking on Gledhill St and Victoria Rd, the presence of the river culvert on Victoria Rd, potential noise and disruption from the building process and the occupation of the flats, the positioning of the bin storage causing foul smells, unsightly views from Gledhill St, and the narrowness of Gledhill St with children playing so parking potentially will be a safety hazard and the loss of views/privacy that would be caused by the development.</p> |