

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7b	22/00320/FUL	Land Adjacent Mount Zion Graveyard Burnley Road Todmorden Calderdale	Five dwellings with associated parking and landscaping	<p>The proposal is to build a terrace of 5 x 3 storey 4-bedroom houses on a site that was previously occupied with terraced houses.</p> <p>Planning has recently been approved for a large 5 bed detached dwelling and separate home office (19/00767/OUT and 20/01282/RES). Planning permission has also been given for a terrace of five 3-bedroom houses on land directly across the road (20/00281/FUL).</p> <p>It is proposed that the houses will be made from traditional materials – coursed stone walls, slate roof and the windows and doors will be upvc. The hard standing will be block paving.</p> <p>It is proposed that there will be 7 parking spaces, 1 disabled parking space and 5 cycle spaces.</p> <p>It is stated that the site is in flood risk zone 1 but mitigation will be put in place for surface water drainage. It is stated that the building of the terrace will not increase the amount of surface water for other properties. It is stated that there is no record of land instability on this site and that there are no protected species or archaeological remains present on the site.</p> <p>As the proposed terrace cuts into the embankment it is proposed to incorporate a system for the retention of the bank which uses sand bags oversprayed with seed to create a 'green' bank.</p> <p>The site is currently designated as "Open Space". However, it is stated that the land is sloping (and possibly unsuitable as open space?) and that there are other areas that can be used for recreation in the locality – such as Vale Amenity land and Portsmouth Recreation ground.</p> <p>Three comments have been received about the application. Two had no objection to the principle of house building on this site. These focus on</p>

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				<p>the possible impact of the development on road users and the risks associated with that stretch of Burnley Road. Ward Councillors have commented that good sight lines for exiting the development would be required and that consideration be given to provision of parking restrictions on the main road to prevent any overspill parking from the development. Another suggestion from a resident was that the amount of parking on the site would be insufficient for the number and size of houses and that a reduction of the plans to 4 larger houses may overcome this.</p> <p>The third comment was that there is insufficient parking and explaining that the residents of 815-835a Burnley Rd and 1-13 Roy St have no parking allocated and so have to park on Roy St. When exiting Roy St on to Burnley Rd there is a blind bend which is dangerous. It also states that there is inadequate signage and speed deterrent on this stretch of Burnley Rd. They object to the development as it will increase the demand for on-street parking, decrease visibility, especially if cars are exiting Roy St and the development at the same time, and increase the risk to road users.</p>
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