

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
7c	21/01345/FUL	Cross Farm New Road Mankinholes Todmorden Calderdale OL14 6HP	Provision of bases for 4 shepherd's huts and 3 bell tents with associated lighting and drainage to form Wellbeing Centre adjacent Cross Farm; formation of paths and hard-standing for car parking and bases for shepherd's huts	<p>It is proposed to site four prefabricated shepherd's huts and three bell tent within the two fields and grounds adjoining Cross Farm and upgrade existing sanitary facilities within the barn for use by works will include 1200mm wide footpaths formed in precast grass block to each unit illuminated by low level down-lighters controlled by PIR detectors. Seven new parking spaces will also be formed in compacted accessed from the existing site entrance.</p> <p>It is also proposed to plant a small orchard of fruit trees adjacent to the new huts to enable the land to become more productive and encourage bees and Illustration of typical shepherd's hut Illustration of typical Bell Tent and three bell tent within the two fields and grounds adjoining Cross Farm and to adjacent tents.</p> <p>It is stated that the proposals will have little impact on the conservation area with existing trees retained, additional planting of fruit trees, minimal site-works creating paths and car parking and the introduction of small huts spread throughout the grounds separated to maximise privacy and retain the open character of the existing fields. It is stated that the external appearance of the existing barn and farmhouse will remain unaltered.</p> <p>It is stated that surface water from paving and the adjacent bases will be drained through permeable blocks. The natural slope of the ground and extent of unsurfaced surrounding land will ensure that no increase of surface water run-off is caused by the proposed development.</p> <p>It is stated that the proposals involve felling of one Sycamore and one Pine tree adjacent the northern end of the existing agricultural</p>

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

				<p>building to improve access and parking but otherwise will not affect any structure' existing trees or habitats for bats or other wildlife. Additional planting of fruit trees will provide blossom and encourage pollinating insects</p> <p>Vehicular access to the site is from New Road and Cross Lane from Mankinholes Village to the west or rising from Lee Bottom and Harvelin Park to the northeast. There is a regular public bus service running along New Road.</p> <p>The main vehicular access to the farm is via a double gateway from New Road to the north of the agricultural building but a further gateway exists to the south of the agricultural building and it is proposed to introduce a one-way system through the farm so that vehicles exit via the southern gateway where there is better visibility for oncoming traffic from the north. Safe storage for bicycles will be provided within the existing agricultural building. Pedestrian access will utilise the same gateways as vehicles and there is additional pedestrian access from the footpath to the south of the farm. Level access is available for people with impaired mobility. It is stated that the proposed one-way vehicular system through the site will promote a safer environment for pedestrians.</p> <p>It is stated that the fields and most of the grounds are outside the Conservation Area but contribute to its context. It is also stated that the proposals will have minimal impact visually and provide a sustainable use for the land adjoining the farm.</p> <p>The original building at Cross Farm dates from the mid 19th Century but it has subsequently been extended and a large detached agricultural building to the north of the farm was added in 1999. Cross Farm is not a listed building but falls within the</p>
--	--	--	--	--

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

				<p>Lumbutts and Mankinholes Conservation Area. The fields to the east of the farm are outside the Conservation Area boundary. There are three listed buildings to the north of the farm, The Shaw West (Grade II), Upper Shaw (Grade II*) and the Barn north of Upper Shaw (Grade II). There are a further 12 Grade II listed buildings to the southwest of Cross Farm, in the main village of Mankinholes all of which are over 350m away from the farm.</p>
--	--	--	--	---

SUMMARY OF INFORMATION FROM PLANNING APPLICATION