

Item no	Application Number	Address	Purpose	Note
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SUMMARY OF INFORMATION FROM PLANNING APPLICATION

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7g	22/00395/FUL	The Shaw South New Road Mankinholes Todmorden Calderdale OL14 6HP	Four luxury one bedroomed glamping units and a hot tub for guests along with secure bike storage, a permeable parking/turning area, recycling/waste area and two Electric Vehicle Charging Points. Two parking bays per unit is proposed, which allows for maintenance vehicles to visit the site when required. Associated footpaths, landscaping and an underground water treatment plant	<p>This application was considered at the DC on 17 August. It was decided that the feedback should be 'no comment'. However, there is now more information to consider. Also, this site is next door to a similar site at Cross Stone Farm which the DC did not support at its meeting in March 2022</p> <p>Comment Date: Thu 31 Mar 2022 Not supported because this development is inappropriate because of: 1. Access issues ' the road infrastructure (including a hairpin bend) does not support additional traffic. This would be an issue for the emergency services. Also, the access over Shaw Bridge is problematical as this is damaged and cannot take extra traffic. 2. Nearby ancient buildings (cross) need to be protected. 3. There is an existing application for a 5 x bedroom house outstanding.</p> <p><i>The original summary of the information provided for this planning application was:</i></p> <p>It is stated that this proposal is based on market research which concludes that glamping is a growing trend. It is stated that the emphasis will be on luxury accommodation to enable visitors to spend short breaks for couple and families to access the local facilities and stimulate the local economy. It is stated that long lets and party groups will not be permitted.</p> <p>It is stated that erecting glamping pods is not an invasive process, a package treatment plant will be installed as well as low level path lighting. It is stated that the road to the site is suitable for the likely additional cars and that the existing gate will be used although this will be improved.</p> <p>It is stated that the site is not in an area of flood risk although natural water management strategies have been incorporated within the design of the site with permeable surfaces to be used for car parking, pathways &amp; pod borders as well as hedgerows to be planted. It is stated that The site operator will consider incorporating a swale on the Eastern</p>
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				<p>boundary of the site to also aid with water management. It is stated that water-saving sanitary fittings and appliances installed within the units will deliver water efficiency to the site. The minimal surface water run-off from the units will discharge into pebble borders and all paths and parking areas will be permeable. Two Electrical vehicle charging points will be provided at the parking area at the site entrance.</p> <p>It also states that buses are widely accessible nearby to the site, with links to the neighbouring towns and cities, offering an alternative means of transport to guests of the site.</p> <p>It is stated that the proposal will involve felling of one tree - an Acer Pseudoplatanus but it is proposed to plant 2 new trees to compensate.</p> <p>It is proposed that the pods will be constructed off-site and these will be made with a timber facia and painted cedar cladding. The roof will be rubber and the windows and doors will be UPVC. Permeable stone chippings are proposed for the parking area and associated footpaths.</p> <p>It is stated that the proposal will result in the employment of 1 full-time employee and 1 part-time employee.</p> <p><i>Additional documents have been added since the consultation last month:</i></p> <p>Objections from local residents:</p> <ol style="list-style-type: none"> <li>1. This is a totally unsuitable proposed development on rural land in one of the most beautiful parts of Calderdale, which is already threatened by a similar application from a direct neighbour. The infrastructure, specifically, the local road network, does not permit any greater volume of traffic than at present. The proposal threatens further to degrade the natural environment of this still-beautiful area. Also to increase noise and disturbance to</li> </ol>
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				<p>neighbours including those in Rossendale View and New Road. It will result in disturbance to wildlife and the natural ecology.</p> <p>2. There are concerns about continued damage to the connecting roads that access the site, as a result of further increased volumes of traffic. These numbers have already grown substantially and continue to grow, including larger, heavier vehicles due to the development of stables and livery facilities in the same vicinity</p> <p>Supporting comments from local residents :</p> <ol style="list-style-type: none"> <li>1. This proposal will have no impact on the surrounding area.</li> <li>2. We fully support this.</li> <li>3. We live opposite this proposal and are all for a glamping site as long as it stays within the planning boundaries of 4 pods.</li> </ol> <p>Supporting statement from applicant:          We are extremely keen to work in conjunction with the local community to allay any concerns and will happily amend our application and plans accordingly. We will do the following:</p> <ul style="list-style-type: none"> <li>o Reduce the car parking spaces from 2 per unit to 1 per unit to encourage single car usage which would mean a maximum of 4 cars at any one time to reduce traffic</li> <li>o Remove the planned installation of hot tubs; to clarify these were wood fired and not hot tubs electrically powered falsely giving the impression that a party atmosphere would be encouraged</li> <li>o Implement a curfew to discourage noise</li> <li>o Increase the area of wildflower growth at the bottom of the field to encourage guests to stay within the relative confines of their accommodation</li> </ul>
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				<ul style="list-style-type: none"><li>o Only allow single and not group bookings to again deter any non-sociable behaviour linking into the commitment to a curfew</li><li>o No facilities for children would be provided ie swings etc, again to prevent any noise disruption</li></ul> <p>The flood risk team have made constructive observations on the proposals.</p>
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