

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

| Item no | Application Number | Address | Purpose | Note |
|---------|--------------------|---|---|---|
| 7i | 20/01519/FUL | 296 Rochdale Road Todmorden Calderdale OL14 7QD | One pair of semi-detached dwellings (Amended plans) | <p>This application was considered by the DC in September and the feedback given was:</p> <p><i>‘Concern was expressed about potential overdevelopment of the site if the 3 plots go ahead according to the plan. The plot referred to is for 2 semi-detached houses not 2 detached dwellings.</i></p> <p><i>It is suggested that Highways confirm that the access route off Rochdale Rd is acceptable. It is also suggested that the access road and hard standing be permeable and that the 6 trees to be removed are replaced on the site with native trees.’</i></p> <p>A revised plan has been submitted with a new access road off Rochdale Rd down to the West of the site. A public footpath is also provided. Also, the existing bungalow and garden is to remain with its separate access. It states that each dwelling has a double driveway to accommodate 2 cars.</p> <p>Highways has objected to both the original and the amended plans and states that new access onto the highway is substandard. The proposals are not acceptable on highway safety grounds, the proposed access to the development does not offer an adequate visibility splay, forward vision and therefore could result in pedestrian or highway safety issues in the vicinity of the site.</p> <p>Canal and Rivers Trust state that they cannot assess the plans as crosscut drawings of the canal and area are not included.</p> |

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

| | | | | |
|--|--|--|--|---|
| | | | | The Environment Agency advised that the site is in flood zone risk and that the proposed use is 'more vulnerable'. They have raised questions for the applicant to consider |
|--|--|--|--|---|