

Item 7 Development Committee – 1 February 2023 - Summary of information from Planning Applications

Item no	Application Number	Address	Purpose	Note
7a	21/01345/FUL	Cross Farm, New Road, Mankinholes, Todmorden Calderdale OL14 6HP	Provision of 5 huts and 1 bell tent with associated hard-standing and car parking	<p>A previous application for 4 shepherds huts and 3 bell tents was considered by TTC on 30 March 2022. The feedback given was:</p> <p>Not supported because this development is inappropriate because of:</p> <ol style="list-style-type: none"> 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, 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>At the same time, Highways commented that the poor local transport facilities would mean that people would travel by car using Shaw Wood Rd which has few passing places and restricted forward visibility on sections. They also commented that the existing gates access is acceptable and there are no concerns about the likely impact on the bridleway. Also, the Flood Risk Manager commented that more information was required on site drainage.</p> <p>A revised Design and Access Statement has now been submitted for the site.</p> <p>It is stated that although Cross Farm falls within the Lumbutts and Mankinholes Conservation Area, the adjoining fields are not.</p> <p>It is proposed that the huts be insulated to current standards and double glazed to increase thermal efficiency. It is stated that the surface water from paving and the adjacent bases will be drained through permeable blocks. It is stated that the proposals involve felling one Sycamore and one Pine tree to improve access and parking but otherwise the plans do</p>

				not affect any structure, existing trees or habitats for bats or other wild life.
7b	23/00003/LBC	1 Burnt House Cross Stone Road Todmorden Calderdale OL14 8RA	Replacement of windows	This is a Grade 2 listed building. Design and heritage statement mentioned but not available to view on 24 March 2023. As this is a listed building it is assumed that the replacement windows will be made from timber.
7c	23/20014/TPO	Causeway West Barn Lumbutts Lumbutts Road Todmorden Calderdale OL14 6JG	Fell nine trees (Tree Preservation Order)	This proposal is for the removal of 4 Silver Birch, 3 Oak and 2 Ash trees for safety reasons as some are touching power cables, others are too near to and/or leaning into the road and one is already dead.