

Blackshaw Parish Council site visit to Stables West of Blackshaw Royd Farm Marsh Lane.

29th May at 2.00 pm

1.Present: All councillors, the applicants, and a number of neighbours ranging from 1 to 6

2.No expressions of interest

3.Site visit

Background: In general terms, as a Parish Council, we are anxious to preserve Areas Around Todmorden and Green Belt land as it affects our Parish. This includes issues of encroachment and planning creep, and we are particularly wary of proliferating agricultural buildings that subsequently change use, becoming domestic dwellings.

Given this background, and a lack of knowledge (of some councillors) of Marsh lane and its environs, we determined to carry out a site visit to consider the application for the development of the business at the Stables in Marsh lane

Comments on application for extension of the Stables in Marsh Lane

We carried out an extensive site visit to the premises concerned, starting from the top of Marsh lane to consider access and traffic impact issues and progressing down to the site concerned.

We received comments from neighbours and were given an extended site tour by the applicants.

Conclusion:

After hearing all views, we agreed unanimously that we should Object to the application as it stands.

The main issues were:

Access and potential traffic – the access is narrow (single lane in the main) with particular pinch points near the entrance to the premises and near the top of Marsh lane. We suspect that the Highways Dept. consultation only relates to the entrance at Badger Lane and not further down the unadopted lane. The applicants indicated that they were prepared to make changes to the position of their gates, to provide an additional passing point, etc. but these proposals are not documented.

The applicants have explained how their use of the premises will not result in significant additional traffic flow, but the planning application as it stands would allow any subsequent owner to change the projected business pattern in the future. The impact of the exact nature of the business at any time (number of horses, number of owners, Full or part livery, etc) may well exacerbate traffic and access problems. Some method of limiting traffic to minimise the impact on existing dwellings needs to be incorporated into the application should it be approved.

The proposed site of the new outdoor arena would cause significant loss of amenity to the neighbours alongside the site. The applicants have identified an alternative site for the arena which may well be more acceptable but needs to be evident in the application.

The new indoor arena – we have concerns about the size and height of the proposed indoor arena and its impact on visual amenity locally. The height should be limited to the minimum required for its purpose.

Lighting - The application is silent on the matter of external lighting and restrictions should be imposed if approval is granted.

Sustainability: - We are not competent to determine how many horses may be housed on the site in a sustainable way. But it is important to ensure that this issue is addressed.

Temporary Dwelling -We question whether or not a temporary dwelling is justified, but, if this is approved, we consider the proposed site to be appropriate.

General conclusions- As can be seen from this response and other comments received by Calderdale MBC, there are many issues involved in this application and Blackshaw PC strongly urge Calderdale planners visit the site prior to making any decision.

It was unanimously agreed that the chairman should produce a summary of these points for the response to Calderdale MBC.

4. Potential co-option

Co-option of Anne Geldard was agreed unanimously.