

UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 8 FEBRUARY 2022**

Item B1 – 2020/0008 – Land Adj Laneside Cottages.

Since publication of the Committee Report for this application, one further representation has been received on behalf of 7 neighbouring residents, stating the following:

‘As residents of Laneside Cottages we are concerned that the planning report does not address the problems that will occur if the proposal to remove 4 TPO'd trees and a section of the 2 metre high stone wall to make an entrance onto Todmorden Old Road is granted. The road turns into a fast flowing river after heavy rain making it difficult to access our homes. (see video and photo). As a result, the road is in a permanent state of disrepair, and as the photograph shows, all the water eventually ends up in the centre of Bacup.

The land on the development site is 1 metre higher than the roadway and will inevitably drain onto the road.

There are also highway implications even though Todmorden Old Road is, worryingly, not even mentioned in the Highway Safety Report. The carriageway is only 3.3 metres wide at this point, and even narrower in parts. The lane which has two blind bends and no speed limit is well used by farm vehicles, delivery drivers and residents. To encourage cyclists to use this route could be considered foolhardy if not downright dangerous.

We request that any decision on this entrance should at least be made a reserved matter to allow further investigation and alleviate the obvious consequences outlined above.’

**Mike Atherton
Head of Planning and Building Control**

08 February 2022