

## **Brierfield and Reedley Committee 2<sup>nd</sup> February 2016 Update Report**

### **13/15/0561P – Land off Heather Close, Brierfield**

The Agent has submitted amended plans as requested, in order to address highway and amenity issues.

The revised layout re-orientates several of the plots (1, 7, 8 and 9 in particular) to improve relationships to neighbours and adjacent trees. This layout is acceptable and any issues of window positioning and scale would be considered at the reserved matters stage. Plot 3 has been reconfigured to accommodate changes to the highway layout, which provide a turning head within the site.

The fully splayed access details and information relating to internal road layouts provided are provisionally acceptable. The position of the access and the layout of Heather Close mean that large refuse vehicles would have issues turning right when leaving the site. LCC have advised in terms of the amenities of future residents that the applicant should either look at a private waste collection service (which they have advised they are happy to do) or seek details from the Council that other arrangements could be made (smaller vehicles/identified collection points). Waste Services have confirmed that they would not be able service this site with a smaller vehicle and therefore alternatives would have to be considered.

The following conditions are proposed in addition to those in the original report;

- The development hereby permitted shall be carried out in accordance with the following approved plans: LUI005 – P001, 005-PL010E

**Reason:** For the avoidance of doubt and in the interests of proper planning.

- Development shall not commence unless and until details of proposed boundary treatments and retaining measures to the eastern boundary of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the approved details and shall be completed in their entirety to the first occupation of any dwelling on site.

**Reason:** To ensure that suitable boundary treatments and measures are in place, accounting for the significant difference in land levels.

Condition 6 shall be amended to read “As shown on approved plan number 005-PL010E...” following the receipt of the new plan.

It should again also be noted that the applicant has advised that this is to be a private road and is therefore not seeking formal adoption from LCC Highways.