



**REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER**

**TO: BARROWFORD & WESTERN PARISHES COMMITTEE**

**DATE: 12<sup>th</sup> January 2017**

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## **PLANNING APPLICATIONS**

### **PURPOSE OF REPORT**

To determine the attached planning applications.

**Application Ref:** 16/0734/REM  
**Proposal:** Reserved Matters: Major: Erection of hotel/pub/restaurant, crèche and office buildings - appearance, landscape and scale only.  
**At:** Land East Of Vantage Court, Barrowford Road, Barrowford  
**On behalf of:** Peel Investments (North) Ltd  
**Date Registered:** 11/11/2016  
**Expiry Date:** 10/02/2017  
**Case Officer:** Alex Cameron

### **Site Description and Proposal**

The application site is a triangular area of land adjacent to Vantage Court business park which. The land is the site of the drained water storage tank of the Carr Dyeworks - a factory cleared to make way for the A6069 and housing to the southeast.

Outline planning permission (access and layout) was granted on the site in 2010 for the erection of a 55 bedroomed hotel, pub/restaurant, creche and two office buildings. The time limit for implementation of the outline permission was extended in 2013.

This is a reserved matters application for the remaining matters of appearance, scale and landscaping.

The proposed development consists of five buildings:

Two storey public house – reconstituted stone walls, artificial slate roof and timber fenestration.

2 x three storey office buildings - reconstituted stone walls, artificial slate roof and powder coated aluminium fenestration.

Single storey creche – reconstituted stone walls, artificial slate roof and powder coated aluminium fenestration.

Hotel – brick / reconstituted stone walls, artificial slate roof and powder coated aluminium fenestration.

### **Relevant Planning History**

**13/13/0462P** - Extension of Time: Extend time limit of Planning Permission 13/10/0369P for Major Outline development for a hotel/pub/restaurant, creche and two office buildings. Approved, 11/11/2013.

**13/10/0369P** - Outline: Major: Erect 55 bedroomed hotel, Pub/Restaurant (768 sq m), Creche (500 sq m) and two office buildings (890 sq m each) (Access and Layout Only) Approved 14/9/2010.

**13/08/0218P** - Outline;Major; erect B1 office accommodation including access and layout Approved July 2008.

### **Consultee Response**

**LCC Highways** – We understand that the current planning application is concerned with the internal layout of the site only and the site access and impact on the surrounding highway infrastructure was approved by planning application 13/10/0369P and 13/13/0462P.

Planning application 13/15/0327 - Outline: major: residential development of up to 500 no. Dwelling houses with associated infrastructure, open space and landscaping (access only off Barrowford Road), considered this committed development and appropriate highway improvements were agreed based on the 500 dwellings and the completion of this planning application.

It is not clear if section 106 contributions were resolved for the full development or just for just the 500 dwellings.

A pedestrian link should be provided from the existing office development to the north of the site, to allow better access for pedestrians to access the cycle link off Barnoldswick Road and the facilities each development has to offer. This link would support social inclusion and also aid to promote social inclusion.

The internal layout is acceptable and the car parking level complies with the recommended car parking in the Replacement Pendle Local Plan.

The following conditions should be attached to any formal planning decision: wheel washing, turning, estate road construction, car parking, cycling facilities, highway survey, traffic management plan.

**PBC Environment Officer** – The proposed landscaping scheme is acceptable.

**Barrowford Parish Council** - no objections to the proposed development as long as certain conditions and mitigations are met.

Given the size, scale and massing of this development it will be a landmark feature at an important gateway to Barrowford and Nelson. The Council would like to see that given this the materials used in its construction reflect this importance and that traditional stone and blue slate are used.

The site has at least one public footpath crossing the site and when a diversion order is obtained consideration should be given to its place within the network of public footpaths that criss-cross Trough Laithe and its part of that network. The diverted path should be improved to a good standard preferably to a cycle way to help connectivity into both Barrowford and Carr Hall for both walkers and cyclists including users of the development.

That where possible green corridors and hedgerows are included to allow wildlife to access other green areas along the river corridor and other areas of Trough Laithe.

### **Public Response**

Press and site notices have been posted and nearest neighbours notified – One response received objecting on the following grounds:

Additional traffic and increase in existing parking problems.

Danger to pedestrians cause by cars and delivery vans.

There are several footpaths in the area.

Pollution of the adjacent river by surface water from the site.

Frogs and newts inhabit the drains in the area.

The area supports owls and other birds of prey.

In 2015 the river flooded covering a large part of the area.

## **Officer Comments**

This is a reserved matters application, the principle of the development on this site and the acceptability of the layout and access have been established by the outline permission. All that is to be considered in this application is the appearance, scale and landscaping of the development.

## **Policy**

### **Pendle Local Plan Part 1: Core Strategy**

Policy ENV1 of the Local Plan seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum.

Policy ENV2 of the Pendle Local Plan Part 1 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

### **Replacement Pendle Local Plan**

Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development.

## **Visual Amenity**

The design and proposed materials of the public house office buildings and crèche would be in-keeping with surrounding buildings and would be acceptable in terms of design and visual amenity.

The hotel would be the largest and most prominent building on the site, it is proposed to be finished predominantly in brick with just a feature section of reconstituted stone. Brick buildings are not a characteristic feature of this area and with all of the other existing and proposed buildings at Vantage Court having reconstituted stone walls, this would appear incongruous. The proposed materials for the hotel are therefore unacceptable, however, acceptable materials could be ensured by condition.

With a condition to require the submission and agreement of acceptable materials, such as reconstituted stone, the proposed hotel is acceptable in terms of design.

The proposed development is therefore acceptable in terms of design and visual amenity in accordance with policy ENV2.

## **Residential Amenity**

The proposed buildings are an acceptable distance from adjacent dwellings to ensure that they would not result in any unacceptable residential amenity impacts. The proposed development is therefore acceptable in terms of amenity in accordance with policy ENV2.

## **Highways**

The principle of the development in terms of access and highway safety have already be considered and found to be acceptable at the outline stage. The details of proposed design, scale and landscaping do not raise any additional highway issues.

## **Landscaping**

The proposed landscaping is acceptable.

## **Other issues**

Concerns have been raise in relation to drainage and ecology, these are matters that were considered at the outline stage and the proposed appearance, scale and landscaping do not raise any material additional potential drainage or ecology impacts.

## **Summary**

The appearance, landscaping and scale of the proposed development are acceptable and it is therefore recommended that the application be approved.

## **Reason for Decision**

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The appearance, landscaping and scale of the development are acceptable. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

## **RECOMMENDATION: Approve**

Subject to the following conditions:

1. This notice constitutes an approval of matters reserved under Condition 3 of Planning Permission No.13/13/0462P and does not by itself constitute a planning permission.

**Reason:** The application relates to matters reserved by Planning Permission No. 13/13/0462P.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03, MH760-100 Rev A, MH760-101 Rev A, MH760-102 Rev B, MH760-103 Rev B, MH760-104 Rev B, MH760-105 Rev B, MH760-106 Rev B, MH760-108 Rev B, MH760-110 Rev B.

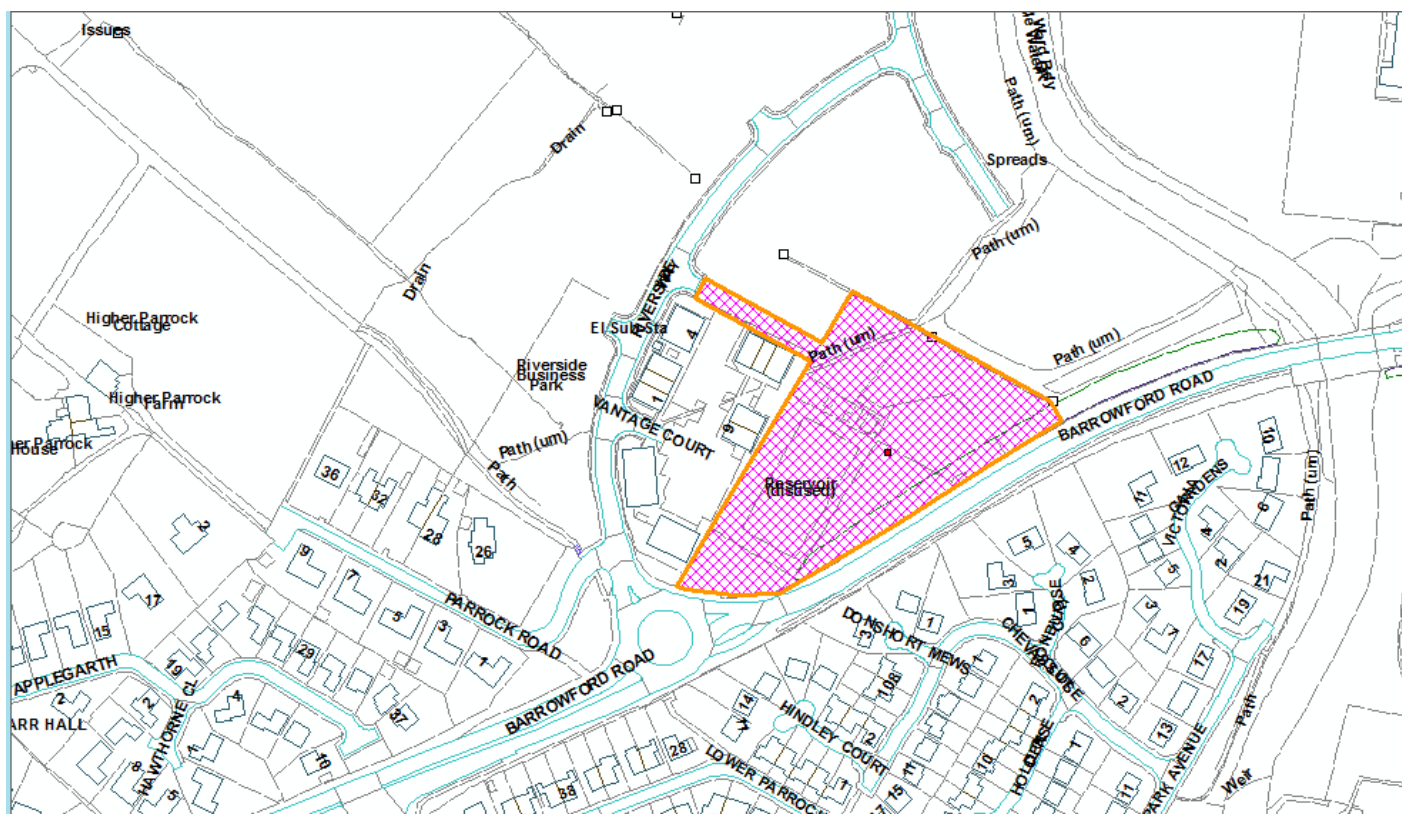
**Reason:** For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding any indication of the approved plans, forms or design and access statement, no approval is granted for the external wall materials of the hotel building. Within two weeks of the commencement of development samples of the external materials to be used in the construction of the roofs and walls and samples of the colour and finish of windows and doors of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved materials.

**Reason:** To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. All hard and soft landscape works shall be carried out in accordance with the recommendations of BS 5837 (2012). The works shall be carried out prior to occupation of any part of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

**Reason:** To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.



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**At:** Site Of Former Reedyford Mill, Westfield, Nelson

**On behalf of:** Peel Investments (North) Ltd

## LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 03<sup>rd</sup> January 2017