

**Barrowford and Western Parishes Committee Update Report 12<sup>th</sup> January 2017**

**16/0734/REM - Land east of Vantage Court, Barrowford Road, Barrowford**

PBC Environmental Health - Please consider the inclusion of the following conditions for this planning application:

- Kitchen extraction sound and odour installation.
- External lighting

Concerns have been raised regarding the footpath to the side of the site. The principle access and layout of the development were approved at the outline stage. This included. This reserved matter application does not alter the transport implications of the development and therefore it would not be reasonable to require additional conditions or contributions relating to this.

It has been indicated that natural stone and slate is desired for the hotel. The site is not located within a Conservation Area and the existing buildings are not constructed from natural materials. It would therefore be unreasonable to impose the requirement for natural stone and slate.

**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.

5. Prior to the installation of any extraction system in the kitchens of the buildings hereby approved a scheme for the extraction of fumes, vapours and odours and the sound insulation of odour control measures of that equipment shall be submitted to and approved in writing by the Local Planning Authority before the use of each kitchen is commenced. The approved scheme shall be fully implemented before the permitted use of each kitchen is commenced and shall be maintained in efficient working order thereafter.

Note: Regard shall be had of the following: DEFRA Guidance on the control of Odours and Noise from Kitchen Extraction Systems.

**Reason:** To protect the amenities of occupiers of adjoining and nearby properties

6. Prior to the installation of external lighting a scheme for the external lighting of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the type, size, wattage, location, intensity and direction of the lighting. Calculations for the distribution, overspill and glare that may affect neighbouring light sensitive properties should be included. The external lighting shall thereafter be installed and maintained in strict accordance with the approved scheme and no external lighting shall be installed other than in accordance with the approved scheme.

**Reason:** In the interests of the amenity of occupiers of nearby properties.

### **Douglas Hall Cottage - Appeals and Enforcement**

Both planning and enforcement Appeals relating to the unauthorised outbuilding have now been withdrawn with the agreement that it is removed from the site in its entirety. A deadline of the end of January has been given for these works to be completed.

The enforcement notice remains in force and can be actioned should this agreed approach not be carried out.