

Barrowford and Western Parishes Area Committee Update 30th March 2017

16/0820/OUT – Land to the East of 372 Gisburn Road, Blacko

Amended plans have been submitted reducing the number of units from 25 to 24 and seeking to address concerns relating to public open space, layout and parking provision. The following are now proposed:

- Open Space is now shown to be provided to the north east part of the site;
- Footpath provided along the left hand side;
- 12 parking spaces are proposed for plots 1 – 6 which equates to 2 per dwelling which is acceptable;
- Plot 7 driveway has been widened to accommodate sufficient parking;
- Plot 8 driveway has been widened to accommodate sufficient parking;
- Plot 9 driveway has been widened to accommodate sufficient parking;
- Plot 16 has been repositioned and re-orientated together with the garage and now abuts open countryside with a rear garden depth of 13m and distance of 23m from the side elevation of the farmhouse;
- The old Plot 17 has been removed from the scheme;
- New Plot 17 has been repositioned and re-orientated together with the garage and now abuts the rear garden of properties on Malkin Close and Beverley Road with a maximum rear garden depth of 16m and would be 16.5m corner to rear of 26 Beverley Road. The driveway has been widened to accommodate sufficient parking;
- New Plot 18 has changes to housetype 3 and abuts the rear gardens of 7 and 8 Malkin Close and would be over 30m from the rear elevations of the nearest properties on Beverley Road. The driveway has been widened to accommodate sufficient parking;
- New Plots 19 & 20 the garages have been brought forward and attached to the side of the dwellings and abut the rear gardens of 7 Malkin Close with rear garden depths of 7.5m and 9m respectively; and
- New plots 21 – 24 the garages have been brought forward and the driveways widened to accommodate two vehicles. These units abut the rear gardens of no.'s 5, 6 and 7 Malkin Close with rear garden depths of between 5.5m and 6m.

The amendments listed above address the issues of open space and provide parking provision within the site. Plots 21 – 24 now have shallower gardens than previously proposed and this would result in these four units being cramped particularly with the culvert and trees to be retained to the rear.

Additional information has been received relating to the highway and flood risk concerns and this has been submitted to the relevant statutory consultees.

Notwithstanding the additional information LCC Highways have confirmed that they maintain their objection to this scheme.

Comments from LLFA are still awaited.

Recommend – Delegate refusal to Planning, Building Control and Licensing Manager on highway grounds and layout and, subject to comments from LLFA regarding inadequate provision for potential flood risk.