

Update Report for Barrowford & Western Parishes

13/14/0212P – 45 Appleby Drive, Barrowford

A further response has been received raising concerns that the tree marked T1 on the plans has already been felled and was not on the applicant's land so he had no authority to do so, in addition T2 is not on the applicant's land and no authority would be given to be felled or pruned.

T1 was included in the tree survey as it was adjacent to the site, it would not have been affected by the development however it was found by the surveyor to be in a dangerous condition. This is a completely separate issue from this planning application, the survey merely recommended that the owner be informed of its poor condition and that the tree should be removed. The Council's environment officer agreed with this assessment of T1. T2 would be unaffected by the proposed development, there are no proposals to remove or prune it in connection with the development.

13/14/0237P – Field adjacent Clough Springs

A revised layout of the houses on the site has been submitted and the spacing is more appropriate and acceptable (drg no. 2013/44/2C). The plans are also annotated that all houses will have integral garages which would afford at least two off street parking spaces and more on some plots.

Objections Received

St. Thomas CE Primary School citing the following concerns:

- Create potential child protection issues with nearby school,
- Use of public footpath adjacent the site likely to result in more litter,
- Increase in traffic in the area,
- Development put a strain on drainage,
- Spoil views from the school,
- Put a strain on facilities and intake numbers.

Barrowford Parish Council – access and egress would be difficult with limited visibility splays. Add more vehicles to the highway network. Flooding concerns from springs. Overdevelopment of the site.

Two resident objections – Poor access, near a school increased danger for children, increase in cars, drainage issues and expanding a village.

The planning issues raised have been addressed in the Officers report and LCC Highways have no objection to the proposal subject to four conditions, 3 of which are noted below whilst the wheel washing is covered by condition 4 in the report.

LCC Highways comments – No objection in principle. The visibility splays required are 2.4m by 43m in each direction along this 30mph road, and this is achievable here.

Condition 1.

The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any other construction work takes place within the site. Reason: To ensure that satisfactory access is provided to the site for construction vehicles.

Condition 2.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Wheatley Lane Road to points measured 43m in each direction along the nearer edge of the carriageway of Wheatley Lane Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority. Reason: To ensure adequate visibility at the street junction or site access.

Condition 4.

No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority. Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

Note

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact Customer Services at highways@lancashire.gov.uk and on 0300 1236780 and quote the planning application number.

Ecology Assessment condition - The key recommendations outlined in the Ecological Site Survey compiled by DG-A Ltd at paragraph 3.2 shall be carried out in full before development commences on the site. Details of bat and bird boxes shall be submitted to and approved by the Local Planning Authority before the first

dwelling is occupied. Reason: To ensure protection of the habitat of bats which are protected under the Wildlife & Countryside Act, 1981.

PBC Countryside Access Officer comment – Add a note that during construction particular care must be taken to ensure that the footpath remains open for public use.

Coal Authority – no objection.