

REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING
SERVICES MANAGER

TO: BRIERFIELD AND REEDLEY COMMITTEE

DATE: 2nd February 2016

Report Author: Neil Watson
Tel. No: 01282 661706
E-mail: neil.watson@pendle.gov.uk

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications

REPORT TO BRIERFIELD AND REEDLEY COMMITTEE ON 02 FEBRUARY 2016

Application Ref: 13/15/0549P

Ref: 19125

Proposal: Full: Erection of 2 no. dwellings and creation of additional associated parking area.

At: LAND ADJ 170 COLNE ROAD BRIERFIELD NELSON

Date Registered: 13 November 2015

Expiry Date: 8 January 2016

Case Officer: Lee Greenwood

Site Description and Proposal

This application is brought to Committee due to the number of objections received and seeks to erect 2 dwellings on land at Colne Road, Brierfield.

The site has been subject to applications in the past and approval was granted for 6 dwellings in 2004 (ref 13/03/0870P). A technical start was made on this consent and those initial works are visible on site, but have remained in situ and unfinished for some time.

This earlier approval was for two blocks of three split level houses. This application seeks to add a further dwelling to the end of each block to create a total of eight on site. The units proposed in this application would replicate those already approved in terms of height, footprint and overall design. The central access and parking area would also be altered to create additional provision for the increase in dwellings.

The application site is within the settlement boundary and of no special designation in the Local Plan.

Relevant Planning History

13/03/0870P - erect two blocks of three split level houses - **Approved**

13/90/0120P - erection of 4 detached town houses - **Approved**

13/83/1372P - outline - residential development - **Approved**

Consultee Response

LCC Highways; no objections

The Coal Authority; no objection in principle following the submission of a Coal Mining Risk Assessment. It is recommended that a condition is added to any approval granted requiring intrusive investigation works prior to the commencement of development. Should these works confirm the need for a remedial strategy, this shall be submitted and approved prior to implementation.

PBC Drainage; no comments received

Brierfield Town Council; no comments received.

Public Response

Twenty neighbours notified and a site notice displayed; three objections received, commenting on;

- possibility of land slipping in the area due to previous and proposed excavations
- loss of light to habitable rooms
- overlooking from proposed windows
- reduced access to maintain property
- adding further units not in keeping with the pattern of the area
- would spoil the street scene and hide existing cottages from view
- had welcomed the earlier application but this submission has much greater impacts

Relevant Planning Policy

Code	Policy
ENV 1	Protecting and Enhancing Our Natural and Historic Environments
ENV 2	Achieving Quality in Design and Conservation
LIV 1	Housing Provision and Delivery
LIV 5	Designing Better Places to Live
SDP 1	Presumption in Favour of Sustainable Development
SDP 2	Spatial Development Principles
SDP 3	Housing Distribution

Officer Comments

The primary issue to consider in this application is the impact on residential amenity.

Policy

Policies SDP1, SDP2, SDP3, ENV1, ENV2, LIV1 and LIV5 of the Local Plan Part 1 are all relevant in the determination of new housing applications.

Policy SDP1 sets out the presumption in favour of sustainable development which runs through the plan, as required by the National Planning Policy Framework ('the Framework').

Policy SDP2 seeks to prioritise new development within settlement boundaries, particularly in key service centres such as Brierfield.

Policy SDP3 relates to housing distribution and advises that new development should follow the settlement hierarchy detailed in SDP2. The M65 corridor is intended to accommodate most the proposed growth in this area.

ENV1 addresses issues such as biodiversity, the protection of designated landscapes and impacts

on open space.

ENV2 relates to high quality design in new development.

LIV1 states that to encourage significant and early delivery of housing, proposals for new development will be supported on non-allocated sites within the Settlement Boundary which are sustainable.

LIV5 advises that development which primarily takes place within the M65 corridor (including Brierfield) should seek to avoid the provision of new terraced housing and have a suitable density appropriate to its location. The provision of detached and semi-detached dwellings will make up the majority of the housing types sought.

Paragraph 32 of the Framework states that decisions should take in to account whether sage and suitable access to the site can be achieved and should only be refused where residual cumulative impacts are severe.

Principle of Housing

The principle of residential development at this site is long established and the addition of two further dwellings raises no conflict with Policy. The site is within the settlement boundary and a sustainable location. There is direct access to public transport, with a bus stop immediately adjacent and a regular service which provides access to a number of services/facilities in neighbouring towns.

Whilst the development would create two short terraces, the style and type of property does not raise any significant issues with the aims of Policy LIV5 and adds variety to the housing stock.

Design

It is intended to replicate the design and appearance of the previously approved dwellings. This raises no design issues and would simply be a continuation of the blocks already approved.

Some concerns have been received that the development is not in keeping with the pattern of development in this area and would have an adverse impact on the street scene. However accounting for the extant permission, the addition of two further dwellings would not have a significant or detrimental effect on the appearance of the wider area.

Highways

The site access will be retained as approved and internally the parking area will be extended to add 4 further spaces, 2 for each dwelling proposed.

This is acceptable and raises no adverse highway safety issues.

Coal Mining and Land Stability

Concerns have been raised in relation to the stability of the land and the presence of former coal mining workings. Following a request from the Coal Authority (CA), a risk assessment has been provided.

It advises that geological and historic mining information identify that workings are present and could pose a risk to the development if at shallow depths. The CA accept the findings and recommendations of the report and withdraw their initial objection. However a condition should be

added to any approval granted which requires intrusive investigation works and any necessary remediation , prior to the commencement of any other development.

Drainage

No objections have been received from statutory drainage bodies and the site does not fall within a designated flood risk zone. Therefore standing advice would apply and matters of this nature would be managed through the control of surface water drainage.

Amenity

The impacts on existing neighbours is the key issue in the determination of this application. The extension of each block would bring the development closer to 170 Colne Road to the south west and 4/6 Lindered Lane to the north east.

170 Colne Road is an end of terrace dwelling, with a gable elevation which faces the development site. As previously approved, the gap between the existing property and the nearest dwelling is 7.9m. This would be reduced to 2.7m with the addition of 'Unit 7' as shown on the proposed plans.

No.170 has 4 openings in the gable elevation, two at lower ground floor which appear to serve a cellar; a side window which appears to be a secondary opening serving the living room and a first floor window which serves the landing. Unit 7 would have a single upper floor window in the gable which is to serve an en-suite bathroom. No issues of overlooking would arise as a result, therefore assessments would be based on impacts from scale and massing.

Of main concern would be the impact on the ground floor window, as those remaining in the gable do not serve habitable areas. It appears that this window is a secondary opening within the main living area, which is also served by a bay window to the Colne Road elevation and an opening to the rear elevation.

A gap of almost 3m would be retained between the two, which clearly would change the outlook from side windows of the dwelling, but not to an unacceptable degree. The scale and massing of the originally approved development would have altered the relationship between the two sites and whilst the addition of a further dwelling brings the gable elevations closer, a suitable distance is retained to provide a buffer. Comments about room for future maintenance of properties are noted, however this would be a civil matter between relevant land owners, regardless of any planning permission which may be given.

Impacts on other windows, particularly those at the rear where no.170 projects beyond the line of the proposed dwelling, would be lesser owing to the acute angle between existing/proposed openings and the greater separation between the two.

The two cottages on Lindered Lane are orientated in such a way so that the rear elevations face towards the application site. No.4 has extended in the past with a single storey rear addition which stops just short of the shared boundary.

The new dwelling, 'Unit 8' would be set in from the site boundary by 2m. The ground floor extension of 4 Lindered Lane has windows in this rear elevation, offering views over the application site. These are set back some 1.2 - 1.4m from the boundary. The neighbour has raised concerns about the impact of the development in such close proximity to these openings, which serve a kitchen and bathroom. The applicant has advised that should they erect a 1.8m high fence along their boundary (which would not require planning permission), adjacent to the extension, it would obscure views from this window entirely.

Accounting for the orientation of the respective dwellings, along with the

provision of separation between the two, the relationship as proposed would be acceptable. The neighbour has created windows directly adjacent to neighbouring land outside his control. The applicant could undertake works through permitted rights immediately adjacent to the boundary which would directly impact on these openings. The layout as proposed would create a buffer between these buildings, although less than the earlier scheme, and any boundary treatment would need to be agreed in due course.

As with the opposing plot, this new unit would only have small windows to the gable serving WC's which raise no overlooking or privacy issues.

Whilst the comments of neighbours are acknowledged, in both cases the development provides a physical break between the site and existing dwellings. Should the buildings have been any closer than proposed, the impacts may have been unacceptable. However each is set within the plot and retains the maximum separation which could be achieved.

Summary

The proposed development would be acceptable and compliant with the Local Plan Part 1 and the relevant sections on the National Planning Policy Framework.

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 proposed development is acceptable and compliant with the Local Plan Part 1 and the National Planning Policy Framework. 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. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 14/1081/101, 14/1081/201, 15/1081/202, 203, 204, 205, 206, 207 and 208.

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

3. Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. Notwithstanding the provisions of the Town & Country Planning (General Permitted

Development) Order, 2015 (or any other order revoking or modifying that Order) the dwellings hereby permitted shall not at any time have any additional windows, doors, dormers or other openings inserted in their gable elevations unless with the prior written consent of the Local Planning Authority as to the location, size, design and degree of obscuration of the glazing in the new opening and any window thereafter installed shall at all times comply with the details approved.

Reason: To safeguard residential amenity.

5. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C and E of Part 1 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

E(a)) no buildings, enclosures, swimming or other pools shall be erected or constructed within the curtilage of the buildings

E(b) no containers for the storage of oil or gas for domestic heating purposes shall be installed within the curtilage of the buildings

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and amenity of the area and impacts on neighbouring properties.

6. The car parking spaces to be provided for Plots 7 and 8, as shown on approved drawing no.14/1081/201 shall be laid out and provided prior to the first occupation of any house it relates to. The spaces shall thereafter at all times be retained for the parking of cars associated with the occupants of the dwelling.

Reason: In order to ensure the site is provided with adequate off street parking in the interests of highway safety.

7. Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out concurrently with the rest of the development and in any event shall be finished before the building is occupied.

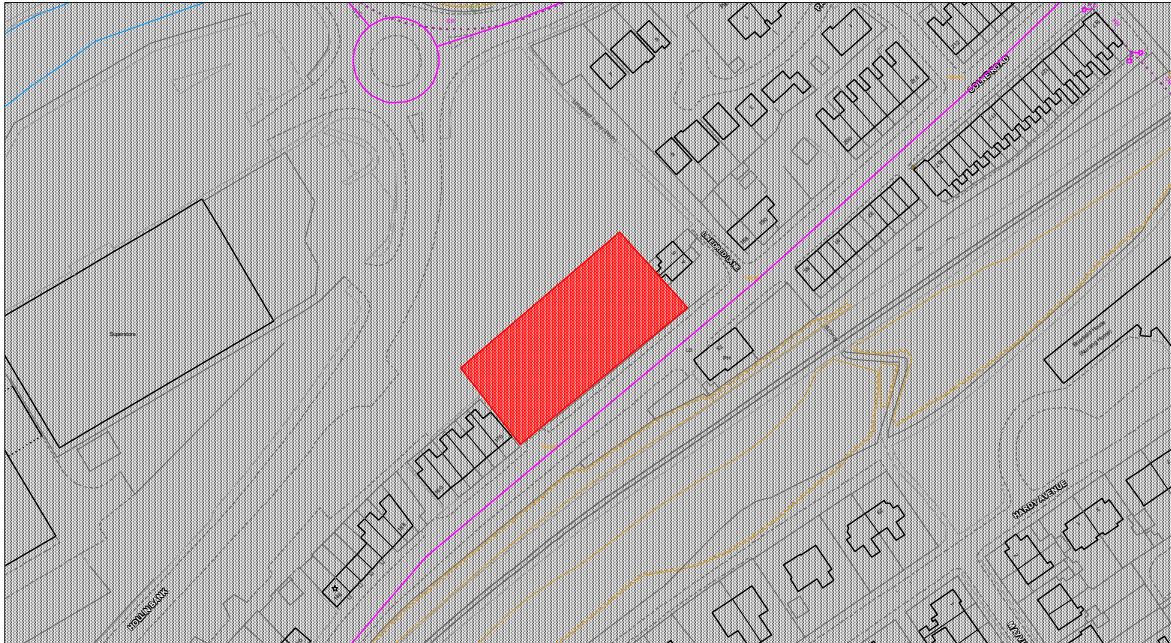
Reason: In order that the Local Planning Authority may be satisfied with the details of the proposal and to avoid flooding.

8. No development shall take place unless and until a site investigation of the nature of land stability and extent of former coal mine workings has been carried out in accordance with a methodology which shall previously have been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If the requirement for any remedial work is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.

Reason: In order to prevent land stability issues in relation to historic mine workings at the site.

9. Development shall not commence unless and until details of the external appearance of the proposed retaining wall to the northern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with these details prior to the first occupation of any dwelling hereby approved and retained thereafter.

Reason: In the interest of visual amenity.



Application Ref: 13/15/0549P

Ref: 19125

Proposal: Full: Erection of 2 no. dwellings and creation of additional associated parking area.

At: LAND ADJ 170 COLNE ROAD BRIERFIELD NELSON

REPORT TO BRIERFIELD AND REEDLEY COMMITTEE ON 02 FEBRUARY 2016

Application Ref: 13/15/0561P

Ref: 19147

Proposal: Outline: Erection of 9 dwellings (Layout and access).

At: LAND NORTH OF HEATHER CLOSE / WAVERLEY CLOSE BRIERFIELD
NELSON BB9

On behalf of: Mr W Yasin

Date Registered: 24 November 2015

Expiry Date: 19 January 2016

Case Officer: Lee Greenwood

Site Description and Proposal

This application is brought to Committee as more than 3 objections have been received.

Outline permission (including access and layout) is sought for the erection of 9 dwellings on this site, to be accessed from Heather Close in Brierfield. At present the area comprises grassland, roughly 0.49 hectares in size. Owing to the topography of the area and significant differences in land levels, the land sits on a plateau above Heather Close.

The site is just within the settlement boundary and of no special designation. It had previously formed part of the Council's Open Space Audit (OSA) 2008, denoted as a 'woodland'. The trees on this area of private land were however cleared some years ago, having not been subject to any formal protection. In light of this, the designation will be looked in future reviews of the OSA. However, for the purposes of this application, the site no longer performs the function highlighted in the OSA and as such its redevelopment as an open plot of land within the settlement must be considered on those merits.

Relevant Planning History

13/91/0106P - reserved matters application for 27 dwellings - **Approved**

13/90/0207P - erection of 33 dwellings - **Refused**

Consultee Response

The Coal Authority; no objection - suggest an informative is added to any approval granted however highlighting that there are coal mining related hazards in the area.

PBC Environmental Health; no comments received at time of writing.

PBC Trees; No objection in principle.

TPO No. 4, 1999 extant on adjacent land in garden of 1 Sycamore Rise. Some of these trees are close to the boundary and the crowns overhang and roots encroach into the application site.

A statement from Arboricultural consultant has been submitted and an existing site layout No. LU005-P001 has been submitted which has the tree data including root protection areas for the three TPO trees closest to the boundary. The TPO tree with the largest RPA is T1 (8.1 metres) and the layout drawing shows plot 1 as 8.3 metres from the boundary. Whilst this will be outside

the RPA for T1, it leaves very little construction room (scaffolding etc). The position of plot 1 could be rotated anti-clockwise and then moved south slightly to ensure maximum distance from TPO trees and RPA is achieved.

Other trees in and around the red line site itself are of little or no merit but several are in third party ownership on adjacent land. There is one semi-mature Sycamore in the garden of 27 Heather Close and marked on plan for which no information has been provided and there are two trees (one semi-mature Sycamore and one semi-mature Poplar) possibly in the garden of 25 Heather Close which are not shown on plan and which no information has been provided. This needs to be clarified to ensure that no construction works will detrimentally impinge upon these trees.

PBC Drainage; no comments received at time of writing.

LCC Highways; no objections in principle subject to the provision of extra information regarding sight lines, access and turning for refuse vehicles within the site.

Agreement would need to be made between the applicant and the owner of the unadopted section of Heather Close.

Using the TRICS trip analysis system the development would generate an estimated 63 vehicular movements a day with a peak flow of 6 vehicles between 5pm and 6pm. On this basis the development should have negligible impact on highway safety and capacity in the immediate vicinity.

Further information is required with regard to the internal road layout and several conditions are suggested.

Lancs Constabulary; as this is an outline application there is insufficient information to make detailed comments, however the applicant should consider including Secured by Design Standards in to any final layout.

Brierfield Town Council; no comments received at time of writing.

Public Response

Twenty seven neighbours notified, site and press notices also displayed; twelve objections received, commenting on;

- access on a blind hill brow and a bend
- would be narrow and cause problems for road users
- entrance is lined with trees which would reduce visibility
- double parking already causes traffic flow problems
- may not provide suitable access for emergency services
- land is on the edge of a quarry, steeply graded and may not be stable enough to build on
- increased traffic would be a threat to highway safety and add to existing problems especially in poor weather
- impact on residents and wildlife due to site clearance works and proposed development

- adverse impact on amenities of residents
- overdevelopment which in tandem with other approvals in the area would cause issues for existing residents
- neighbours would be overlooked as would future occupants of new houses
- contravention of Human Rights Act
- should permission be granted conditions should be added to ensure disruption is kept to a minimum
- construction and residential traffic would create unsafe environment for children
- access should be from Sycamore Rise
- area of proposed access currently provides a safe way of residents reaching nearby countryside, this would be taken away.
- development would cause health and safety issues
- loss of views for neighbours
- potential for contamination from former use as quarry
- danger in creating steep drop between sites
- plots close to houses on Waverley Close
- could cause loss of light
- question need for more houses in this location
- owner cut down woodland which was defined as open space by the Council
- should remain as woodland
- owner has never prevented access previously
- footpath crosses rear of site
- area lacks amenity space because of amount of development in the area
- childrens playground could be built, which is badly needed
- subsidence risk and release of fumes/substances if land is disturbed
- block paving is not in keeping with the area
- seeks reassurance on drainage
- protected trees may be harmed
- impact on flora and fauna
- inadequate on site parking

- noise/light pollution
- development would breach covenants on loss of views

One letter of support, subject to;

- number of houses should be limited to 9
- native trees planted where possible
- careful consideration of the appearance of the access road, should be landscaped.

Relevant Planning Policy

Code	Policy
ENV 1	Protecting and Enhancing Our Natural and Historic Environments
ENV 2	Achieving Quality in Design and Conservation
LIV 1	Housing Provision and Delivery
LIV 5	Designing Better Places to Live
SDP 1	Presumption in Favour of Sustainable Development
SDP 2	Spatial Development Principles
SDP 3	Housing Distribution

Officer Comments

The main issues to consider in this application are access, layout, amenity and compliance with Policy.

Policy

Policies SDP1, SDP2, SDP3, ENV1, ENV2, LIV1 and LIV5 of the Local Plan Part 1 are all relevant in the determination of new housing applications.

Policy SDP1 sets out the presumption in favour of sustainable development which runs through the plan, as required by the National Planning Policy Framework ('the Framework').

Policy SDP2 seeks to prioritise new development within settlement boundaries, particularly in key service centres such as Brierfield.

Policy SDP3 relates to housing distribution and advises that new development should follow the settlement hierarchy detailed in SDP2. The M65 corridor is intended to accommodate most the proposed growth in this area.

ENV1 addresses issues such as biodiversity, the protection of designated landscapes and impacts on open space.

ENV2 relates to high quality design in new development.

LIV1 states that to encourage significant and early delivery of housing, proposals for new development will be supported on non-allocated sites within the Settlement Boundary which are sustainable.

LIV5 advises that development which primarily takes place within the M65 corridor (including

Brierfield) should seek to avoid the provision of new terraced housing and have a suitable density appropriate to its location. The provision of detached and semi-detached dwellings will make up the majority of the housing types sought.

Paragraph 32 of the Framework states that decisions should take in to account whether sage and suitable access to the site can be achieved and should only be refused where residual cumulative impacts are severe.

Open Space

As detailed above, the site is denoted in the Council's Open Space Audit 2008 as 'woodland'. Whilst it is included, this typology is not specifically listed in the Audit by individual site or scored for quality as with other types of open space. The overall amounts are however recorded to identify surplus/deficit in particular areas.

In terms of these figures, the Reedley Ward has a surplus of woodland, based on average provision across the Borough.

At some point in the past, the owner has cleared the site of trees. As they were not formally protected (either by TPO or falling within a Conservation Area) the owner was entitled to carry out such works on privately owned land. As such the function as a woodland is no longer applicable and would not be identified as such in any forthcoming revisions to the OSA.

In terms of its function now, the area comprises open, privately owned grassland. It no longer meets the woodland designation nor has its quality been assessed/scored as amenity green space. The site and the properties around it are located immediately adjacent to the settlement boundary with open countryside beyond, served by a number of public footpaths. Accounting for this and the high accessibility to open land, the development of a site of this size and position does not represent a significant or unacceptable issue in terms of the OSA or Policy ENV1.

Principle of Housing

The site is within the settlement boundary of Brierfield and immediately adjacent to an established residential area. It is in walking distance of a well used and established bus route (Higher Reedley Road) with access to services and facilities within the surrounding towns of Brierfield, Nelson and Burnley.

The Framework encourages the use of previously developed land but does not set a sequential test for applications. Therefore although the land is green field there is no policy position that would require any brownfield land to come forward ahead of this site.

The principle of residential development of the site is acceptable in accordance with the National Planning Policy Framework and Local Plan.

The applicant is seeking approval for both layout and access at this stage. Therefore any specific matters of appearance, scale and landscaping are for consideration at a later date, during the reserved matters process. As such the assessments below will be limited to these two key issues.

Layout

It is sought to erect 9 detached dwellings on the land, with access from Heather Close. The land sits in a level plateau, some distance above the dwellings below. Irregular in shape, it is sought to position the dwellings towards the side and rear boundaries of the site, with the access road leading up the steeply inclined banking from Heather Close and running along the western edge of the land.

It would have a relatively low density (circa 18 dph) however this is not significantly different to the layout of the immediate area which is primarily made up of more modern housing developments arranged in cul-de-sacs.

The Agent has been asked to look at the relationship with plots 8 and 9 and existing dwellings on Waverley Close. As submitted the layout would leave as little as 11m between directly facing rear elevations. Whilst certain design solutions could be looked at during reserved matters, including window position and the internal configuration of the dwellings, the distance is such as to represent issues for existing residents and future occupants of the development. Revisions are to be made, however the amended plans are still awaited at the time of writing.

By locating the majority of the houses to the rear of the site, the relationship to the dwellings on Heather Close would be acceptable. With a level difference of between 8-9m depending on position at the site boundary, direct/immediate views between the dwellings, at a distance of some 40m, would not cause any adverse issues of privacy loss.

The layout raises no issues with regard to the properties to the north on Sycamore Rise. Adequate separation is provided and existing screening on the boundary would help to reduce any potential impacts. It should be noted that the applicant's property is the nearest dwelling with regard to this boundary.

Each property would have a suitably sized curtilage to allow for outdoor amenity areas and bin storage.

In principle the erection of 9 houses is acceptable in this general form, subject to the receipt of amended plans in relation to plots 8 and 9 and the concerns detailed above.

Highways

Access would be from Heather Close, in a break between the built form of existing dwellings. The land rises steeply at this point, as such the proposed road would need to work with these topographical features. Within the Design and Access Statement it is advised that it is intended to be a private road and not formally adopted.

LCC Highway Engineers have raised no objections in principle to the impact on highway safety/capacity, subject to the provision of further information. The Agent has advised that these elements are being worked on at the time of writing and may result in some amendments to the scheme.

The key issues are the confirmation of and ability to achieve the required sight lines, a swept path analysis and the provision of a turning head within the site to allow for refuse vehicles to enter/exit in forward gear. Conditions are also requested which can be added to any approval granted.

The exact size of each property is not known at this stage, however the layout makes provision for on site parking for each of the proposed dwellings.

On receipt of additional information a further assessment as to the suitability of the proposed layout will be made. However the principle of a new access in this location, serving 9 properties is acceptable.

Ecology

A phase 1 habitat survey has been undertaken as part of the application, using desktop data and a site visit to reach its conclusions. The assessment found no evidence of protected species nor

habitats. The ecological value of the site is deemed to be low and the granting of planning permission would not result in a net loss of biodiversity. The report advises that there are potential enhancement opportunities through suitable landscaping.

Several standard recommendations are made with regard to the timing of development and the process to follow should species be found following the commencement of work.

In light of these findings, the proposed development would not conflict with Policy ENV1.

Trees

There are a number of trees around the perimeter of the site and immediately adjacent, some of which are formally protected under TPO No.4, 1999, along the northern boundary.

The Council's Environment Officer has assessed the arboricultural information provided and raises no objections in principle. The protected tree nearest to plot 1 has a root protection area of 8.1m, with the proposed dwelling 8.3m away. Whilst this would technically be outside, it would leave little room for manouvre and additional equipment such as scaffolding during construction. It is therefore suggested that plot 1 is moved as far away from the boundary as possible to achieve the maximum distance from the protected tree. The Agent is aware of this and intends to amend the plans accordingly.

Other trees around and within the site are of little or no merit, with the exception of two semi-mature sycamore trees and one semi-mature poplar, all of which are on third party land. These should be afforded protection throughout the construction process to avoid any harm.

Coal Mining Risk

As the area falls within a high risk area for former mining works, the Coal Authority have been consulted.

Having assessed the proposals they raise no objections as the specific location of the proposed development is outside of the high risk area. As such they do not consider it necessary for a risk assessment to be undertaken.

Contamination and Ground Stability

A report has been provided as part of the application assessing the potential for contamination and geotechnical issues. The findings suggest that more intrusive investigations are necessary to establish the type and presence of any possible contamination.

It is also recommended that bore holes are used to establish the most appropriate foundation design.

These matters can be controlled by condition and through the Building Regulation process.

Drainage

No objections have been received from statutory drainage bodies and the site does not fall within a designated flood risk zone. Therefore standing advice would apply and matters of this nature would be managed through the control of surface water drainage.

Public Footpath

There is a public right of way immediately adjacent to the north eastern boundary of the site. It is not intended to alter or divert the line of the path which will remain in use. The grant of planning permission does not give rights for the applicant or any future developer to obstruct or vary the line of the path. Any works, either temporary and permanent would need to be sought through the appropriate channels.

Other Issues

Several public objections have been received, which raise a number of issues. Highway issues are addressed above and it is acknowledged that a large number of objections focus on this matter. However subject to the receipt of additional information, it appears that the access will be acceptable.

Use of the land for other purposes; loss of access; loss of view and breaches of covenants are not material considerations in the determination of this application.

Summary

Subject to the receipt of amended plans, which are anticipated prior to the Committee meeting, the proposed development would be acceptable and compliant with the Local Plan Part 1 and the relevant sections on the National Planning Policy Framework.

Pending the revised plans, further conditions may also be necessary and these will be reported by way of an update.

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 proposed development is acceptable in terms of layout and highway, thereby complying with the Local Plan Part 1 and the National Planning Policy Framework. 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. Approval of the details of the scale and appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority, in writing, before any development is commenced.

Reason: In order to comply with the provisions of Article 1(2) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out concurrently with the rest of the development and in any event shall be finished before the building is occupied.

Reason: In order that the Local Planning Authority may be satisfied with the details of the proposal and to avoid flooding.

5. Before development commences a Construction Method Statement shall be submitted to the Local Planning Authority for approval in writing and shall thereafter be adhered to at all times during the construction period.

The Statement shall provide for:

1. the parking and access of vehicles for site operatives and visitors
2. loading and unloading of plant and materials
3. storage of plant and materials used in constructing the development
4. wheel-washing facilities
5. measures to control the emission of dust and dirt during construction

Reason: In the interests of amenity and to control the construction process.

6. As shown on the approved plan, the access shall be so constructed that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the adjoining edge of carriageway, to points 1.05 metres above ground level at the edge of the adjoining carriageway and 33 metres distant in each direction measured from the centre of the access along the nearside adjoining edge of carriageway prior to the commencement of any other works on site and thereafter be permanently retained.

Nothing shall be planted, erected or allowed to grow on the triangular areas of land so formed, which would obstruct the visibility described in the condition above.

Reason: In order to ensure satisfactory visibility splays are provided in the interests of highway safety.

7. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C and E of Part 1 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

E(a)) no buildings, enclosures, swimming or other pools shall be erected or constructed within the curtilage of the buildings

E(b) no containers for the storage of oil or gas for domestic heating purposes shall be installed within the curtilage of the buildings

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and amenity of the area and impacts on neighbouring properties.

8. The recommendations detailed in the Phase 1 Habitat Survey undertaken by ADK Environmental Management dated November 2015 shall be carried prior to any building work at the site. Any further, necessary mitigation measures identified should be submitted to and approved in writing by the local planning authority prior to the commencement of any further development. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To protect species and their habitats.

9. No vegetation or tree clearance work shall take place during the bird breeding season. Such activities shall be confined between the months of October (start) to February (end) unless a bird breeding assessment and is undertaken by a suitably qualified ornithologist along with a report of the findings to identify if any breeding birds would be affected. Any clearance outside of the period between October to February (inclusive) must be agreed in writing by the Local Planning Authority and clearance thereafter shall be undertaken in strict accordance with the approved details.

Reason: To ensure that suitable habitats for breeding birds are not harmed.

10. The car parking shown on each plot shall be provided prior to the first occupation of any house it relates to. The spaces shall thereafter at all times be retained for the parking of cars associated with the occupants of the dwelling.

Reason: In order to ensure the site is provided with adequate off street parking in the interests of highway safety.

11. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-

a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority;

And,

b) a comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be

completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Advisory Notes:

- (i) Where land identified as having the potential to be contaminated is undergoing redevelopment, a copy of the leaflet entitled "Information for Developers on the investigation and remediation of potentially contaminated sites" will be available to applicants/developers from the Council's Contaminated Land Officer. The leaflet will be sent to the developer by request.
- (ii) Three copies of all contaminated land reports should be sent to the Local Planning Authority.
- (iii) This condition is required to be fully complied with before development is commenced. Failure to comply with the condition prior to commencement of work may result in legal action being taken.

Reason: To identify any contamination of the site from previous uses and to ensure remediation of any contamination to safeguard future users or occupants and the environment beyond the site and prevent contamination of the controlled waters.

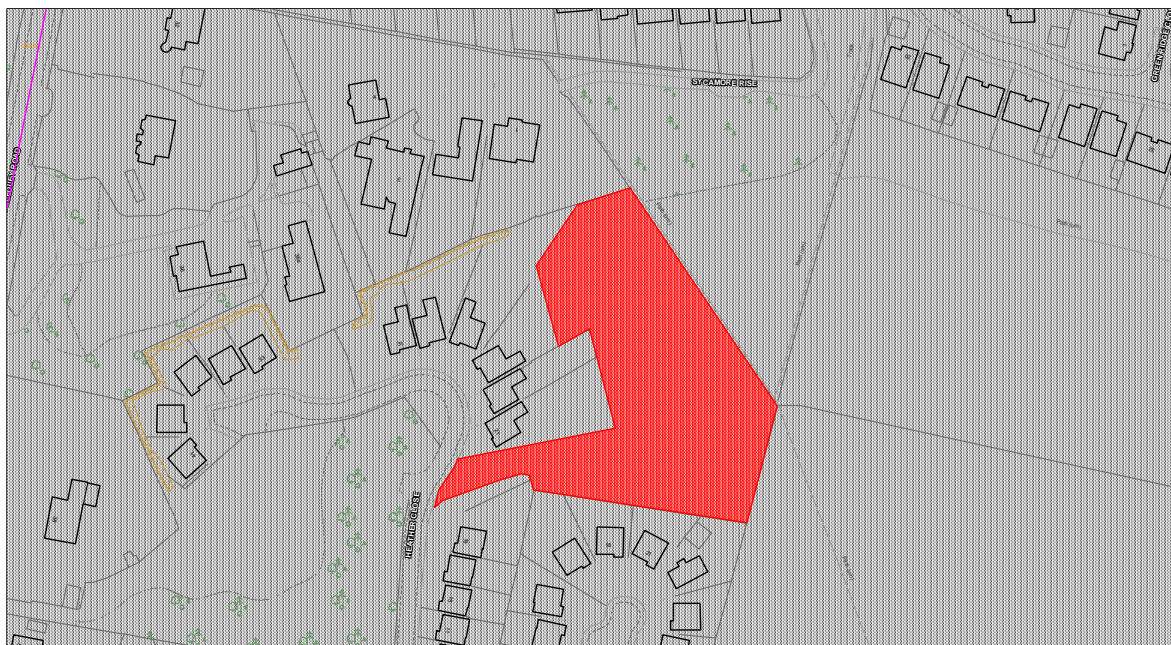
- 12.** Unless approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

Reason: To prevent trees or hedgerows on site from being damaged during building works.

Note:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.



Application Ref: 13/15/0561P

Ref: 19147

Proposal: Outline: Erection of 9 dwellings (Layout and access).

At: LAND NORTH OF HEATHER CLOSE / WAVERLEY CLOSE BRIERFIELD
NELSON BB9

On behalf of: Mr W Yasin

REPORT TO BRIERFIELD AND REEDLEY COMMITTEE ON 02 FEBRUARY 2016

Application Ref: 13/15/0598P **Ref:** 19192

Proposal: Full: Erection of a two storey dwelling with detached garage and access from Redman Road

At: LAND AT REDMAN ROAD REEDLEY BURNLEY

On behalf of: Mr S Manzur

Date Registered: 14 December 2015

Expiry Date: 8 February 2016

Case Officer: Mubeen Patel

Site Description and Proposal

This application is brought to committee by the request of a Councillor.

The site is a 0.2ha area of back land located to the rear of 3-5 Reedley Drive and is likely to have been historically used as part of a garden of the neighbouring properties. However it is now somewhat overgrown and is not in the ownership of any of the surrounding properties.

This is a full application for the erection of a two storey dwelling with a detached garage on land off Redman Road in Reedley. The proposed development would see the property located centrally within the site with access off Redman Road. The site is bound to the north, east and west by trees. The boundary between the site and Redman Road is characterised by overgrown shrubs/hedging plants and small trees with two protected trees in the south east corner.

Relevant Planning History

13/96/0113P - Outline application for residential development on land at Redman Road. Refused on highway grounds - 1996

A previous outline application (Access and Layout - 13/12/062P) at the site for the erection of two semi-detached dwellings was refused by committee decision in June 2012 by reason of the possible conflict in traffic along Redman Road and the junction with Colne Road, however, the application was subsequently allowed at appeal stage (APP/E2340/A/12/2186713).

Consultee Response

Highways - I've noted that this site is accessed off a privately maintained road, which is also the access to Reedley Business Centre and to the service area to the Oaks Hotel and Leisure Club. The applicant should check that they have vehicle access rights along Redman Road. They should also check what the current arrangements are for maintenance of the road, as traffic generated by the development will likely contribute to the general wear and tear of the road.

The proposal raises no highway concerns and I would therefore raise no objection to the proposal on highway safety grounds.

Tree officer - The two sycamore trees in the south east corner are protected by TPO No. 3, 1976 but no tree survey report has been submitted to show how the design has been informed by the protected trees and other trees shown to be retained on site. Access gates, hard surface driveway and a double garage are shown located near the TPO trees but without the necessary information

provided by a BS 5837 (2012) survey, there is no evidence to show that the proposed development will not be detrimental to the trees.

I cannot support this proposal given the current lack of information/evidence

Building Control - Application required.

Public Response

Six neighbours were notified by letter, no observations have been received.

Relevant Planning Policy

Code	Policy
ENV 2	Achieving Quality in Design and Conservation
LIV 1	Housing Provision and Delivery
SDP 1	Presumption in Favour of Sustainable Development
SDP 2	Spatial Development Principles

Officer Comments

The main issues to consider in assessing this application are policy compliance, design, impact on amenity, pedestrian and highways safety, parking provision and flood risk.

The starting point for consideration of any planning application is the development plan. Policies which are up to date and which conform to the provisions of the National Planning Policy Framework must be given full weight in the decision making process. Other material considerations may then be set against the Local plan policies so far as they are relevant.

Policy

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in paragraphs 18 to 219 of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Paragraph 47 of the Framework requires local planning authorities to identify a supply of deliverable housing sites to provide five years' worth of their housing requirements.

Paragraph 57 of the Framework states, it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Paragraph 63 of the Framework emphasises that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area and furthermore Paragraph 64 leads on to state permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraph 32 of the Framework requires developments to provide a safe and suitable access to the site.

Local Plan Part 1

Policy SDP1 (Presumption in Favour of Sustainable Development) is set out to secure development that improves the economic, social and environmental conditions in the area.

Policy SDP2 (Spatial Development Principles) prioritises new development within settlement boundaries provided they are of a nature and scale that is proportionate to the role and function of that settlement.

Policy LIV1 (Housing Provision and Delivery) sets out the Council requirement to deliver new housing at a rate of 298 dwellings per annum. It states 'to further encourage significant and early delivery of the housing requirement, proposals for new housing development will also be supported where they accord with policies of the Core Strategy and are on non - allocated sites within a settlement boundary where they are sustainable and make a positive contribution to the five year supply of housing land.

Policy ENV2 (Achieving Quality in Design and Conservation) states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

Policy ENV2 goes on to state 'Good design should be informed by, and reflect, the history and development of a place. Therefore:

- Developments should be practical and legible, attractive to look at, and seek to inspire and excite,
- All new development will be required to meet high standards of design, being innovative to obtain the best quality design solution and using materials appropriate to the setting'.

Principle of the development

The site falls within the settlement boundary of Brierfield and Reedley and has no other land use designations. It is within walking distance of public transport where regular buses travel along Colne Road. The site also has easy access to essential services given its location near Brierfield town centre. Therefore the proposed property will be situated in a sustainable location and would be in accordance with policy SDP1 and SDP2 of the Core Strategy Part 1.

The property would be positioned on a non - allocated site within the settlement boundary and make a positive contribution to the five year supply of housing land which would contribute to the early delivery of the Council's housing requirement, therefore the proposed dwelling would be in accordance with policy LIV1 of the Core Strategy Part 1 providing it accords with all other policies of the Core Strategy.

The NPPF and Local Plan Part 1 encourage the development of previously developed land but do not set a sequential test for applications. Therefore although the land is green field there is no policy position that would require any brownfield land to come forward ahead of this site.

The principle of residential development of this site is acceptable in accordance with the National Planning Policy Framework and Local Plan Part 1.

Design

The detached property would be a modern two storey dwelling with a total height of 6.6m, finished

in red brick, white render, timber cladding, glazing with parapet walls and aluminium screen features. The detached garage positioned on the south east of the site would be of red brick construction and have a pitched roof design with natural slate tiles.

The development would remain relative well screened from the busy thoroughfare Colne Road given its positioning to the rear of properties fronting this road and the properties positioned along Reedley Drive. The unit would be of a similar height to the surrounding two storey Victorian dwellings.

The property, although large, would be located within a generous plot that would provide acceptable levels of parking, manoeuvring and amenity space. The scale and design of the property although of a different design character to other properties in the area would be well screened. The timber cladding and broken roofline reduces the bulk and physical impact of the dwelling with its immediate context.

The proposed property would provide a high quality development that would make productive use of this fairly large area. The site within its immediate surroundings has a mixture of older traditional type properties with a variety of styles and materials within large plots. The proposed modern dwelling would sit comfortably within this setting and that the proposal would have a positive effect on the character and appearance of the area.

Given the sufficient area of the site the property would be set back from Redman Road which would enable the character of the street scene to be preserved. Therefore, by virtue of the positioning, location and quality design of the proposed dwelling it would not have a negative impact on the area and would be in accordance with Policy ENV2 of the Core Strategy Part 1 and the NPPF.

Amenity

The main properties potentially affected by the proposed dwelling house would be 509 and 511 Colne Road to the east, 3 and 5 Reedley Road to the north and 7 Reedley Road to the north east of the site. Reedley Business centre would be positioned to the south of the site on the opposite side of Redman Road. The windows in the front elevation of the dwelling would be at a distance of approximately 18m and 21m from the windows on the Business Centre. Given the use of the building for offices and its limited hours of operation, the proposed dwelling would not detrimentally impact on the amenity of this neighbouring property.

The rear elevations of 509 and 511 Colne road would be at a distance of some 30m away and would not be unduly affected by this proposal. The bedroom windows in the first floor southern rear elevation of the proposed dwelling would be at a distance of approximately 22m to the rear elevation of numbers 3 and 5 Reedley Road which is sufficient in order to prevent harmful overlooking. The windows at ground floor on this elevation will have limited overlooking given the existing solid 2m high boundary treatment. The windows in the rear elevation of number 7 Reedley Road would be at an angle to the windows in the eastern side elevation of the dwelling and will not result in significant harmful overlooking into this property.

Taking all the above factors into account the proposed dwelling house would not detrimentally impact on the amenity of any adjacent residential or other properties. The proposed development is therefore acceptable in terms of amenity in accordance with Policy ENV2.

Trees and Landscaping

The two sycamore trees in the south east corner of the site are protected by TPO. The plans submitted show some of the trees around the site will be retained including the two sycamore trees.

Access gates, hard surface driveway and a double garage are shown located near the TPO trees. Therefore, a condition requiring protective fencing and preservation of the trees will be included as part of any approval of this application.

Highways/parking

The site is located on Redman Road. This is a lightly trafficked road that at present provides access to a nursery, offices, and a sports club and their associated car parking which are located at the top of the road. It also provides access to a small service area associated with the hotel that is located on the opposite side of road to the site. The road has no raised pedestrian footpath, although a white line delineates an area of the road adjacent to the hotel boundary as separate from the rest of the road surface.

The proposed development would be for one 5 bedroom dwelling which includes the provision of a driveway and double garage. This would provide sufficient off-street parking and turning facilities within the site, highways have no objection.

Turning out of Redman Road into Colne Road, there is good visibility to the south, with neither the boundary wall of the hotel nor the bus stop restricting visibility of oncoming traffic. Despite the fact that visibility along Colne Road to the north is partially restricted by the boundary treatment of the corner property, this is not so impaired as to be regarded as a significant danger to road users. Having regard to the existing development in this vicinity, the addition of one new dwelling would not result in a significant increase in the number of traffic movements at this junction. There is, therefore, unlikely to be a material increase in the risk of an accident occurring here. Consequently, the proposal would not have an adverse material impact on highway or pedestrian safety at this junction.

Although Redman Road is quite narrow there is sufficient room for two vehicles to pass. The appeal site is located approximately half way along Redman Road. Although there are a number of protected trees along the road, their location would significantly restrict the visibility of vehicles entering and exiting the proposed site.

Although Redman Road is straight it is relatively short in length and therefore the speed of the vehicles using the road would be constrained both by this, the relative narrowness of the road and the fact that access to the offices, nursery and sports club involves a 90 degree bend. In addition cars turning into Redman Road from Colne Road would have had to reduce speed significantly to negotiate the junction. As a result of the location of the site on the road and the limited speed of vehicles on the road, in my view there would be good inter-visibility between both vehicular and pedestrian users of Redman Road and vehicles entering and exiting the site.

For the reasons set out above, the proposed development would not have an adverse impact on highway or pedestrian safety on Redman Road and its junction with Colne Road. This is in line with the conclusions of the Planning Inspector who did not object to the erection of 2 dwellings on the site and awarded costs against us for refusing the application. The proposed development would accord with the National Planning Policy Framework (paragraph 32) which requires developments to provide a safe and suitable access to the site.

Ecology

The site has no features which may provide habitat for protected species.

Flooding

The site is not located within a flood zone and there is no history of flooding in or around the site.

Summary

The proposed erection of a dwelling on this site is acceptable in principle as the site lies within the settlement boundary of Brierfield and the development is considered to be viable and sustainable. The property would not significantly impact on the amenity of any neighbouring properties and would be in accordance with Policy SDP1, ENV1, ENV2 and LIV1 of the Core Strategy Part 1 and the NPPF.

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 proposed development is acceptable in principle and accords with Policies SDP1, ENV1, ENV2 and LIV1 of the Core Strategy Part 1. 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. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: MANZ/01 - Dwg01, MANZ/01 Dwg - 02, MANZ/01 Dwg - 03. MANZ/01 Dwg - 04.

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

3. Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. No part of the development hereby permitted shall commence until a scheme for the boundary treatments (the siting and cross sections of electric gate mechanisms and the method in which the gate posts will be affixed to the ground) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved scheme.

Reason: In the interests of visual amenity and to ensure that the proposed development does not adversely impact on nearby trees.

5. Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out concurrently with the rest of the development and in any event shall be finished before the building is occupied.

Reason: In order that the Local Planning Authority may be satisfied with the details of the proposal and to avoid flooding.

6. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until protective fencing, to BS 5837 : 2005 at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

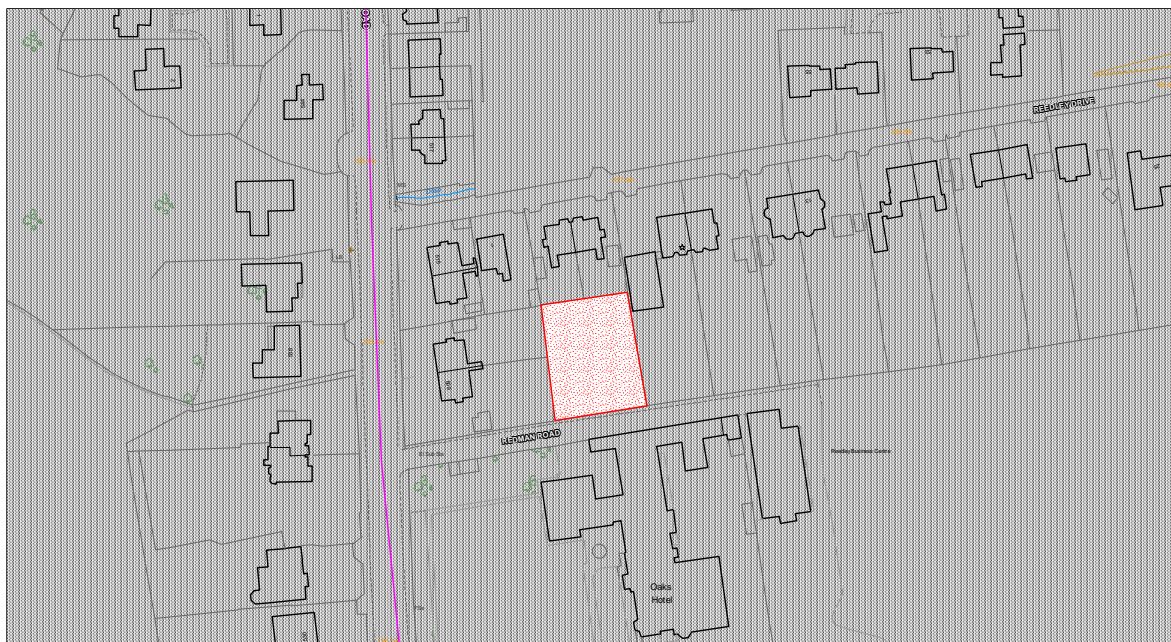
Reason: To prevent trees from being damaged during building works.

7. The proposed development shall not be brought into use unless and until all car parking spaces for the dwelling have been constructed, surfaced, sealed, drained and marked out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The parking spaces and turning areas shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In the interest of amenity.

8. Before the dwelling unit is occupied, waste containers shall be provided in a bin/re-cycle storage area on the plot.

Reason: To ensure adequate storage facilities for domestic refuse, in the interest of residential amenity.



Application Ref: 13/15/0598P

Ref: 19192

Proposal: Full: Erection of a two storey dwelling with detached garage and access from Redman Road

At: LAND AT REDMAN ROAD REEDLEY BURNLEY

On behalf of: Mr S Manzur

LIST OF BACKGROUND PAPERS

Planning Applications

NW/HW

Date: 25th January 2016