

Barrowford & Western Parishes Committee 12th December 2016 - Update Report

16/0603/FUL – Hollin Hall Farm, Blacko

One additional notification response has been received objecting to the application on the following grounds:

- The boundary of the application site differs from that shown in the Strategic Housing Land Availability Assessment.
- The land to the rear of 511, 513 and 517 is agricultural land, not garden land.
- Permission was refused on appeal for the use of the land to the rear of 515 as garden land, it is unlawfully being called garden land.
- We see the amount of water running down this field and are not convinced by the drainage strategy report.

As addressed in the Committee report, changes of use to of land to domestic gardens are assessed differently from new dwellings because the social and economic benefits of new dwellings must be taken into account. The proposed development is in accordance with national and local policy and acceptable in terms of drainage.

The applicant has submitted a photograph traffic survey of road adjacent to the site.

As addressed in the Committee Report the proposed development is acceptable in highway terms.

16/0652/FUL – Brookdell, Barrowford

The agent has submitted a tree report and this is satisfactory subject to a suitable condition requiring the root protection areas to be maintained and protected during the formation of the car park.

The recommendation therefore remains to **Approve** with the conditions set out in the report and the following additional condition:

5. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until protective fencing, to BS 5837 : 2012 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 of the car park.

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