



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING
SERVICES MANAGER

TO: WEST CRAVEN COMMITTEE

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Report Author: Kathryn Hughes

Tel. No: 01282 661711

E-mail: kathryn.hughes@pendle.gov.uk

FOR INFORMATION

SEDDON HOMES DEVELOPMENT, FORMER SILENTNIGHT SITE,
KELBROOK ROAD, SALTERFORTH

PURPOSE OF REPORT

To inform Committee of the requirements for the provision of the estate road.

ISSUES

- 1 On the 6th August, 2015 permission was granted to vary conditions 2 (plans to amend Plot 34) and 9 (windows and doors to allow the use of upvc windows and doors) of planning permission 13/11/0597P.
- 2 Attached to this permission were 26 conditions including condition 14 relating to the estate road. This states:
 12. The access and estate road for the development 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 development (excluding demolition) (in that phase) takes place within the site, details of which shall have previously been submitted to and approved in writing by the Local Planning Authority. The estate road (as it relates to that phase) shall have been completed in its entirety, including the wearing course, before the first occupation of any dwellings in that phase.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work (excluding demolition) commences on site.

- 3 The developer has submitted details of the construction of the estate road and this has been confirmed to be acceptable by our Engineering section.
- 4 The estate road will not however be adopted as LCC have concerns about a bridge culvert. The condition requires that the estate road itself is constructed to an adoptable standard. LCC inform us that they have not had a survey given to them about the bridge to confirm if it is to an acceptable standard, although it has always been used to service Silentnight without any problems.
- 5 The developer has proposed to deal with this through a section 106 agreement and through residents in turn entering into a legal agreement to form a management company. Seddon's would be part of that management company until the final plot is sold. The maintenance of the estate road and bridge would be undertaken through that company. The estate road and any infrastructure associated with it would therefore be maintained in perpetuity. Those who do not wish to enter into that arrangement would not purchase a property on the estate. There is therefore an adequate arrangement that we as the Local Authority can enforce through a section 106 agreement to ensure the estate road is permanently maintained.

IMPLICATIONS

Policy: None

Financial: None

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: None arising directly from the report.

Sustainability: None arising directly from the report.

Community Safety: None arising directly from the report.

Equality and Diversity: None arising directly from the report.