



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: WEST CRAVEN COMMITTEE

DATE: 07 MARCH 2017

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO WEST CRAVEN COMMITTEE ON 07 MARCH 2017

Application Ref: 16/0477/FUL

Proposal: Full: Major: Excavation and removal of 12,600m³ of spoil, erection of extensions to North and South elevations of fan blade building and erection of associated retaining walls.

At: Rolls Royce, Bankfield Site, Barnoldswick

On behalf of: Rolls Royce PLC

Date Registered: 19 July 2016

Expiry Date: 18 October 2016

Case Officer: Lee Greenwood

Site Description and Proposal

This proposal is brought to Committee as a major development for extensions and earthworks at the Rolls Royce Bankfield facility on Skipton Road, Barnoldswick. It was deferred at an earlier meeting to allow for the submission of further information regarding the scope of the scheme, with particular regard to the intended earthworks adjacent to the north extension. Those details have now been received and will be discussed in more detail below

The site is within the settlement boundary of the town and allocated as a Protected Employment Area in the Local Plan.

This scheme seeks to erect two extensions to the existing fan blade building, which is located to the rear of the site. Owing to the position of 'Luke's Mound' (a significant man made bund adjacent to the boundary) and land levels within the site, excavation works are required to accommodate the proposed developments and their associated infrastructure.

For information, except for the work to the landscaping at the rear this is the exact same scheme that has been approved under application 16/0476/FUL.

Planning History

The site has an extensive planning history, below are the most recent decisions;

13/10/0471P- Full: Major: Erection of industrial building (5,520 sq.m.); operation of a circulation space; realign security fence and additional 52 car parking spaces - **Approved**

13/14/0197P – formation of car park, external lighting columns, fencing and retaining wall – **Approved**

13/15/0002P - Erection of single storey extension to side (West Elevation) to form 138 Sq.m. of B2 industrial use – **Approved**

13/15/0246P - Demolition of effluent treatment plants and erection of replacement effluent treatment plant and chemical storage facilities in four locations – **Approved**

13/15/0526P - Construction of retaining wall 6.2m high and demolition of buildings 8, 22, 23, 29 and 31 - **Approved**

Consultee Response

LCC Highways; no objections – recommend conditions relating to the construction period of development.

Lancs Constabulary; no comments received at time of writing.

PBC Env Health; request standard land contamination condition; advise that radon protection measures may be needed; request that noise mitigation measures as detailed in D&A and Noise Assessment are implemented.

Canal and River Trust; main issues relate to the structural integrity of the canal and these matters have been discussed with the applicant. Request a condition requiring a detailed method statement for the works to be submitted and agreed prior to commencement. Separate consents from the C&R Trust may also be required and should be obtained directly.

HSE; site is within consultation distance of a major hazard site/pipeline. However based on the information provided, the HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Natural England; no comments to make

LLFA; no comments received at time of writing.

Yorkshire Water; no comments received at time of writing.

United Utilities; no comments received at time of writing.

Barnoldswick TC; no comments received at time of writing.

Public Response

Fifty three neighbours notified, site and press notices also displayed; one response received, commenting on;

- Existing noise impacts/nuisance from the site
- Factory doors often left open which exacerbates issues
- Both day and night time noise impact on residents
- Do not believe that noise is taken seriously by the company
- Development will add to these problems and impact on enjoyment of dwellings
- Expansion is incompatible with the area
- Acknowledge the importance of RR in the town
- Ask Committee to ensure that no addition to ambient background noise levels
- Ask committee to consider installation of permanent noise monitoring equipment

Policy Issues

Local Plan

The starting point for the consideration of any planning application is the development plan. The Core Strategy (“the Local Plan”) was adopted in December 2015.

Policy ENV1 requires new development to ensure that natural and historic environments are protected.

Policy ENV2 requires development to be of the highest possible standards of design in new development.

Policy ENV4 requires new development to have regard to potential impacts that may be caused on the highway network. Where residual cumulative impacts cannot be mitigated, permission should be refused.

Policy ENV5 seeks to minimise air, water, noise, odour and light pollution. New development should account for these issues, addressing any resulting impacts relating to unstable or polluted land.

Policy ENV7 requires developments to consider the potential for flood risk on and off site.

Policy WRK1 seeks to support development which helps to strengthen and diversify the local economy. With regard to the West Craven Towns, it states that new development should help to support locally important aerospace and advanced engineered sectors.

Saved Policies 4C (Natural Heritage), 8 (Contamination and Pollution), 22 (Protected Employment Areas) and 23 (Location of Employment Development) of the Replacement Pendle Local Plan also carry some weight in the decision making process. Their relevance to this scheme will be discussed below.

National Planning Policy Framework

The Frameworks seeks to support sustainable development and economic growth in existing business sectors (para.21); refuse new development where cumulative highway impacts are severe (para.32); ensure good design in new development (para.64) and prevent unacceptable risks from pollution and land instability (para’s 120 and 121).

These aims are echoed in the aforementioned policies of the recently adopted Local Plan.

Officer Comments

Principle of Development

The application seeks to extend the existing fan blade building. The additions to the north and south elevations respectively are required to accommodate new technologies and production facilities in association with the existing use.

Both national and local policies seek to support existing businesses and the local economy. The site is designated as a Protected Employment Area and is home to a long standing and established use. Policy supports the new development within these designated areas.

The principle of the proposed expansion is therefore acceptable and compliant with Policy WRK1 and saved policies 22 and 23.

Design and Visual Impact

The existing building is located to the rear, northern most section of the site. It is bound by the Leeds Liverpool Canal to the east, existing site infrastructure to the south and west, with 'Luke's Mound' to the north.

The design of the extensions and use of materials is typical of modern industrial development. As such their appearance raises no adverse issues accounting for the immediate setting. Their scale is also acceptable in this location, immediately adjacent to existing structures on site and forming part of the network of buildings.

North Extension

This addition would provide an additional 1,832 sq m of floor space. Due to the position of the extension, excavation from Luke's Mound is necessary to accommodate the building and surrounding infrastructure. The profile and gradient of the mound would also alter as a result of the works as shown in the revised sections/levels provided. In visual terms these works are acceptable. The excavated area would be retained by a new 1m high, 1m wide gabion wall and allow circulation space around the building for deliveries and servicing.

South Extension

This is the smaller of the two additions and would create an additional 624 sq m of floor space. The land here is within a dip in the topography and between two existing buildings. 1,600 cubic metres of earth would be removed to facilitate the works and the remaining land retained by a new 3m high wall. These works are in relatively close proximity to the adjacent canal, the implications of this are discussed in a separate section below.

In visual and design terms, neither of the proposed extensions raise significant or unacceptable concerns. The development is contained wholly within the established boundaries of the site.

The development does not conflict with the Local Plan and as such is acceptable.

Excavation Works

As detailed above, both aspects of the scheme require substantial earthworks to facilitate the development. Retaining and supporting features are proposed to ensure that land stability is maintained in accordance with Policy ENV5. This is crucial accounting for the position of the canal to the east. The works would remove material adjacent to the embankment; therefore the structural integrity of the works is of paramount importance.

The applicant was advised to speak to the Canal and River Trust prior to submission and discussions were held. The Trust have not subsequently objected to the application but have requested a detailed method statement is submitted for approval prior to the commencement of any works. This can be controlled by condition and would allow for suitable arrangements to be agreed during and post construction.

Noise and Pollution

Concerns have been raised from a local resident that the proposed development would lead to an increase in noise from the site.

The application is supported by a Noise Assessment, which covers both impacts from construction works and from the operation of the proposed extensions. The former is not deemed to raise any significant issues with regard to the southern extension and any associated noise would only endure for the lifetime of the build.

The northern extension is likely to generate greater noise due to its location and proximity to dwellings. These again would however be intermittent and would only cover the life of the works.

With regard to the extensions and their future use, the Assessment recommends mitigation measures to control and reduce any increase in noise (attenuators to flues, sensitive location of associated plant away from the boundary; installation of acoustic louvres). This would ensure no significant increase in operational noise.

This report has been considered by the Council's Environmental Health Services and found to be acceptable, subject to the implementation of the measures identified. This can be controlled by condition.

An Air Quality Impact Assessment has been undertaken and submitted as part of the application. This found a good baseline standard of air quality and predicts that the changes resulting from the construction, implementation and subsequent operation of the development would only lead to moderate changes. Again the Council's Environmental Health Officers have raised no concerns.

A contaminated land risk assessment has been undertaken, looking at the site and Luke's Mound. Some initial borehole trials have been carried out and further tests have been commissioned. A condition relating to contaminated land can be added should approval be granted. It is likely that the additional tests will then be able to confirm the presence or absence of any known contaminants.

In light of the above, the proposal accords with Policy ENV5.

Drainage

Whilst the site is in Flood Zone 1 (low risk) a flood risk and drainage assessment has been provided.

This concludes that flood risk is low, with limited potential for groundwater ponding. A drainage strategy is recommended which would restrict flows from the site and ensure capacity is available for extreme weather and climate change. This is acceptable in principle and these details can be subject to condition.

The development therefore accords with Policy ENV7.

Residential Amenity

The nearest properties to the site would be those on Whitworth Way to the north east of the development site. The topography of the area means that the dwellings site above the site, separated by the canal.

The design, appearance and location of the development within the site would not lead to any undue loss of amenity for those residents and the impacts of noise/odours etc are detailed above.

The extensions therefore do not raise any adverse concerns.

Natural Heritage and Ecology

The site is located immediately adjacent to the canal, which is designated as a biological heritage site in the Local Plan. An Ecology Survey and Appraisal has been undertaken.

The report finds that no protected species or habitats would be lost as a result of the proposal. A recommendation is made however that works which may remove or modify potential areas for breeding birds take place outside of the defined season. This can be controlled by condition.

The development thereby accords with Policy ENV1 and saved Policy 4C.

Highway Safety

Access to the site remains via the main entrance on Skipton Road. The most obvious impacts from a development of this nature is traffic associated with the construction phase of works. The Design and Access Statement advises that no additional jobs will arise from the extensions, therefore no additional parking is proposed.

It is intended to introduce an internal single route system within the site to ensure that any conflicts between traffic and existing operations are minimised. LCC Engineers have assessed the proposed strategy and raise no objections subject to the imposition of conditions relating to the management of construction traffic.

Summary

Subject to the imposition of appropriate conditions, the proposed development is acceptable and compliant with the Local Plan Part 1. Any outstanding matters will be considered on receipt of additional information from the applicant and reported by way of an update. Should the details remain outstanding at the time of the meeting, the recommendation would be to defer the application.

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 complies with the Local Plan Part 1. There is a positive presumption in favour of approving the application and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (As Amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 70-001 3, 70-002 3, 1009801-CL-XX-(90)-1007 A, 1009801-CL-XX-(90)-1008 D, 1008(A) D, 1008(C) A, 20-001 9, 20-002 6, 20-03 6, 20-004 2, 20-005 5, 20-006 4, 20-007 3, 24-001 4, 24-002 2.

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

3. All materials to be used in the proposed development shall be as stated on the approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The development hereby approved shall not commence unless and until a method statement detailing the particulars of any excavation, earthworks and retaining structures within the site has been submitted to and approved in writing by the Local Planning Authority. The statement shall include all necessary and associated structural information and the development shall be carried out in strict accordance with the approved details and shall not be varied without the prior written approval of the Local Planning Authority.

Reason: To safeguard the adjacent canal bank and ensure appropriate construction methods.

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. The scheme shall include details of the flow attenuation measures for the surface water disposal system including final run off rates. The approved systems shall be installed in their entirety prior to the first use of the extensions hereby approved and shall thereafter be retained.

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

6. The recommended mitigation measures as outlined in the Noise Assessment report carried out by AECOM dated July 2016, detailed in paragraphs 6.41 of the document shall be installed in their entirety prior to the first use of any extension hereby approved. 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: In the interests of residential amenity

7. 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.

8. Prior to the commencement of development on site a method statement shall be submitted to the Local Planning Authority for written approval which shall include the following:
- i) the parking of vehicles of site-operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) wheel-washing facilities
 - v) measures to control the emission of dust and dirt during construction

the development shall proceed strictly in accordance with that method statement.

Reason: In the interests of residential amenity and highway safety

9. 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.

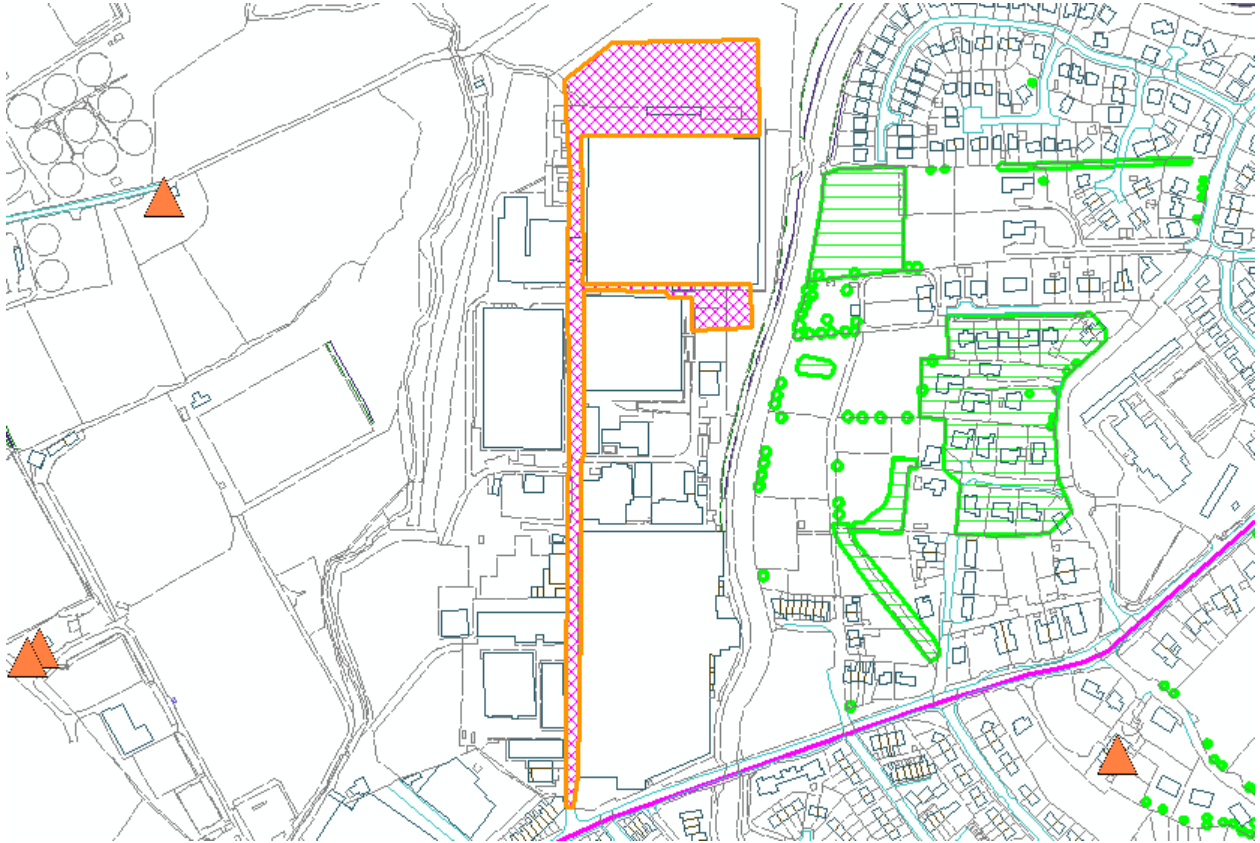
Advisory Notes:

(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.



Application Ref: 16/0477/FUL

Proposal: Full: Major: Excavation and removal of 12,600m³ of spoil, erection of extensions to North and South elevations of fan blade building and erection of associated retaining walls.

At: Rolls Royce, Bankfield Site, Barnoldswick

On behalf of: Rolls Royce PLC

REPORT TO WEST CRAVEN COMMITTEE ON 7 MARCH 2017

Application Ref: 16/0811/HHO
Proposal: Full: Erection of porch to front and single storey extension to rear
At: 19 King St, Barnoldswick
On behalf of: Miss Watson
Date Registered: 12 December 2016
Expiry Date: 6 February 2017
Case Officer: Lee Greenwood

Site Description and Proposal

This application is brought to Committee at the request of Councillors.

The site comprises a mid-terrace property within the settlement boundary of Barnoldswick. It is within a Conservation Area and also adjacent to a Grade II listed building (15-17 King St).

The scheme seeks to erect a lean to porch to the front elevation and single storey extension to the rear.

Consultee Response

LCC Highways; no objections.

PBC Conservation; the property is attached to the Grade II listed building at No 15-17 King Street; it also lies within the Barnoldswick CA. Given that the proposed front extension would immediately adjoin the listed building, a Heritage Statement is required with the application (in line with NPPF 128) to set out the significance of the LB and its setting and the impact of the proposals on that significance.

No 15-17 is one of the oldest buildings in the town, dating from 1714, and has an imposing and distinctive four-gabled frontage to the road. On the return wall adjoining No 19 is a blocked 18th century doorway with large lintel and quoin stones; this feature would be hidden from public view by the proposed front extension, though is indicated to remain intact on the plans.

The rear extension would be further away from the LB, set well down into the site, and would not impact on the setting of the LB or on the character and appearance of the CA to any significant degree.

If approved, please attach conditions requiring matching stone and stone slate, details of pointing, design details of rain water goods and window/ door openings.

Barnoldswick TC; no comments received.

Public Response

One neighbour response received, commenting on;

- Size of porch too large and will be adjacent to kitchen window
- Cannot currently see neighbouring property frontage from this window, this would suddenly change as a result of the development
- Porch connects to adjacent property, this is not a party wall and fixing to this will not be allowed
- Full access to this wall required for future maintenance
- Gas supply entry point for neighbour would then be within neighbours porch which is an unworkable situation
- Materials should match the host building
- Applicant should consider limiting mechanical excavations during construction as vibrations may damage foundations and fabric of neighbouring property.

Officer Comments

The main issues to consider in this application are compliance with Policy, heritage, design, amenity and highway safety.

Policy

Policy ENV 1 of the Local Plan Part 1 states that new development should preserve or enhance heritage assets (these include conservation areas and listed buildings) and their settings in a manner according to their significance. The significance of a heritage asset should not be harmed unless there is a clear and convincing justification.

Policy ENV2 encourages a high standard of design in new developments, using materials appropriate to the setting.

The Design Principles SPD also contains more specific advice on householder extensions, which will be discussed in more detail below.

Design & Amenity

Front Porch

The SPD states that extensions to the front of a property should be carefully designed to avoid prominence in the street scene and the overall character of the area. The use of matching materials and pitched roofs will be supported. The size and type of extensions that may be permitted will depend on the nature of the property and set back from the highway.

Here the existing frontage of the property is recessed, behind the principle elevations of the neighbouring buildings. This provides a forecourt area roughly 11 sq m in area. It is intended to cover half of this with a lean-to extension spanning the full frontage, comprising an entrance porch and small WC. The simple appearance proposed is appropriate for the host building and the set back from the highway edge means that it would not be prominent within the wider street scene. A condition requiring matching materials will assist further in helping to assimilate the development in to the area.

The immediate neighbours have raised concerns with regard to this aspect of the development, as their kitchen window is located within the wall facing directly in to the aforementioned forecourt area. Due to the historic layout of the properties, this is effectively a 'borrowed view' on to neighbouring land. Whilst the development would be visible from their property and alter the current view, it would not be so harmful as to be unacceptable in terms of amenity and impact. A new window is proposed within the porch, however the respective positions of the two openings

and the nature of the development (not a habitable room), privacy loss for either party would be negligible.

Rear Extension

The SPD advises that an extension on or immediately adjacent to the party boundary will normally be acceptable if it does not project more than 4m. This distance can be relaxed if sited away from the boundary or if larger extensions are characteristic and there is no adverse impact on neighbours.

Here the proposal is for a relatively contemporary design with a split level roof, partially flat and partially pitched. Walls would be natural stone and painted timber window/door frames. Due to its sunken position within the site and level changes in the wider area, views of the addition from public vantage points would be minimal.

It would be built against the blank, projecting two storey side wall of no.21 and away from the shared boundary with no.17. Again due to the level changes within the site and existing boundary treatments, the development would not have a significant or unacceptable impact on the amenities of neighbours.

Taking in to account all these matters, the proposed design of the developments and their relationship with neighbours, is acceptable.

Heritage Assets

The applicant has undertaken a Heritage Statement at the request of the LPA (and as required by paragraph 128 of the Framework) with regard to the potential impacts of the development on the Barnoldswick Conservation and the adjacent Listed Building.

The proposed rear extension has a modest overall impact and raises no objections from the Council's Conservation Officer.

The front extension is more visible within the street scene and has more direct relationship with the adjacent listed building. However due to its scale and design, the proposed development would not have a significant impact on either the character/appearance of the conservation area, or the setting of the listed building. Whilst it is proposed to attach the porch to the side facing wall of the property by way of lead flashing (see below for further information on this matter) an existing blocked up doorway from no.17 will be retained and exposed within the development. This results in minimal disturbance to the wall of the heritage asset.

The addition is subservient in scale and would not unduly impinge on the setting or significance of the listed building when seen from public vantage points, due to its design and set back between projecting elements of the neighbouring properties. The Council's Conservation Officer raises no objection to this element, subject to the addition of suitable conditions.

The application therefore accords with Policy ENV1 and the Framework.

Highways

The development raises no adverse highway safety issues.

Other Matters

Several civil and other matters have been raised within neighbour comments. It has been advised that the wall which the porch is intended to attach to is owned by no.17 and not a party wall. As

such the occupant has suggested that any requests for consent to build on to this will be declined. Whilst not a planning issue, the Agent was made aware of this point and offered the chance to amend the plans prior to a decision being made. They have however requested that the application proceed as submitted. Therefore this matter will need to be addressed through the appropriate civil channels.

Location of and access to the gas supply would be a matter for the relevant providers.

The type and nature of groundworks to facilitate the development would need to be considered at the Building Regulations stage.

Summary

The proposed development is acceptable and compliant with Policies ENV1` and ENV2 of the Local Plan Part 1 and guidance within the Design Principles SPD.

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 complies with Policies ENV1 and ENV2 of the Local Plan Part 1, being appropriate in terms of scale, design and amenity. 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: 1:1250 location plan, 5276-02A

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

3. The external facing and roofing materials (with the exception of the flat roof element to the rear) shall match those of the existing building in terms of type, size, form, texture and colour and there shall be no variation without the prior consent of the Local Planning Authority.

Reason: To ensure a suitable and appropriate finish to the development

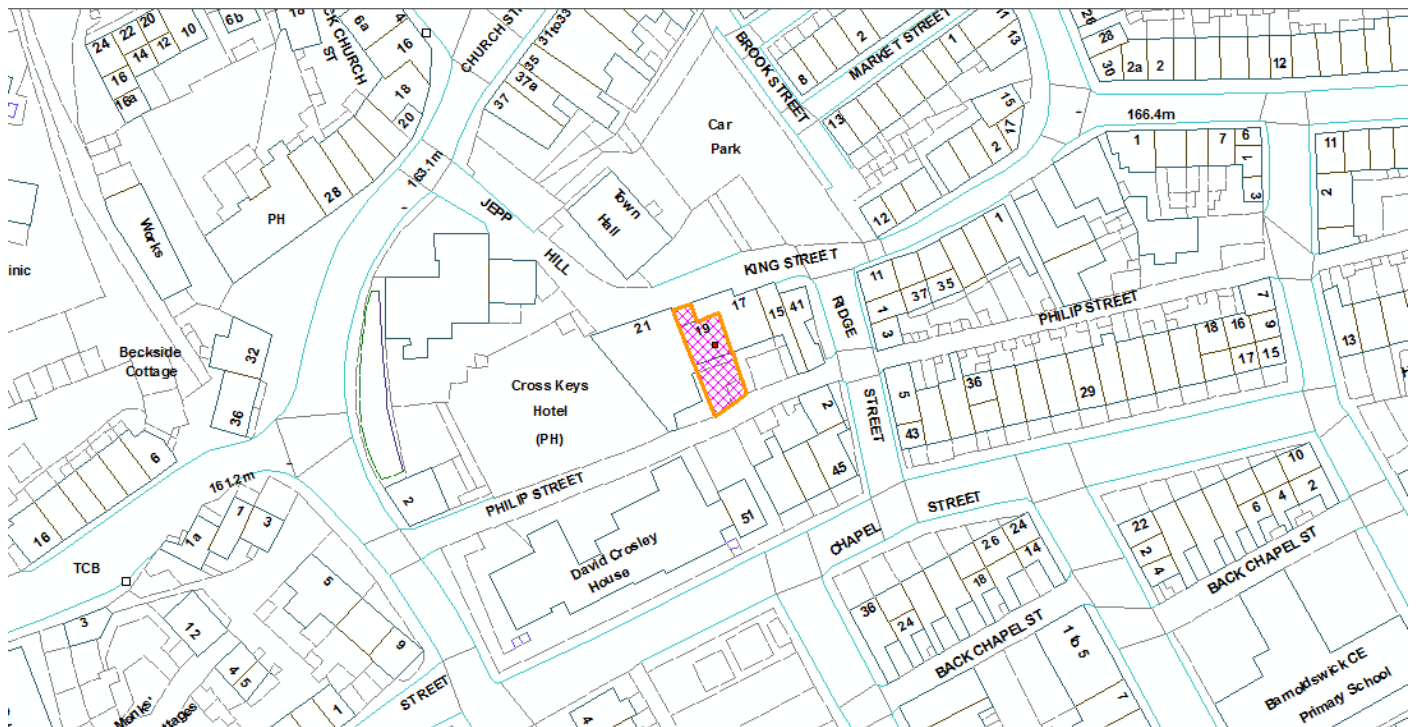
4. Detailed plans and sections of the proposed windows and doors at a scale not less than 1:20, together with details of proposed finishes, shall be submitted to and approved in writing by

the Local Planning Authority within one week of the first works on site. The development shall thereafter at all times be carried out in strict accordance with the approved plans.

Reason: To enable the Local Planning Authority to control the detail of the work and in order to protect and preserve the character of the adjacent Listed Building.

5. Prior to the commencement of development on site, details of the proposed mortar mix to be used for pointing the extensions shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the approved details.

Reason: To enable the Local Planning Authority to control the detail of the work and in order to protect and preserve the character of the adjacent Listed Building.



REPORT TO WEST CRAVEN COMMITTEE ON 7 MARCH 2017

Application Ref: 16/0811/HHO

Proposal: Full: Erection of porch to front and single storey extension to rear

At: 19 King St, Barnoldswick

On behalf of: Miss Watson

LIST OF BACKGROUND PAPERS

Planning Applications

NW/SM

Date: 27 February 2017