

17/0203/FUL - Barnoldswick Church of England Primary School

Policy SUP1 of the Pendle Local Plan Part 1: Core Strategy allows the change of use of community facilities where an appropriate alternative is provided. In this case the school has relocated to a new site and therefore an appropriate alternative has been provided in accordance with policy SUP1.

Amended plans have been submitted showing areas of wall to be reduced to provide acceptable sightlines from the proposed vehicular access points. The decision therefore remains to **Approve** subject to the following revised 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: 1567SPL/BPS/LP01, 1567SPL/BPS/SL01, 1567SPL/BPS/KP02, 1567SPL/BPS/FP01, 1567SPL/BPS/FP02, 1567SPL/BPS/FP03, 1567SPL/BPS/FP04, 1567SPL/BPS/EL01, 1567SPL/BPS/EL02, 1567SPL/BPS/EL05, 1567SPL/BPS/EL06, 1567SPL/BPS/MD01, 1567SPL/BPS/EW01 Rev B, 1567SPL/BPS/EW02.

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

3. Any new or replacement external facing and roofing materials 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: In order to ensure that new material matches the existing.

4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors within the site
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Measures to control the emission of dust and dirt during construction
- vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
- vii) Details of working hours
- viii) Routing of delivery vehicles to/from site.

Reason: in the interest of highway safety.

5. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. There should also be provision to sweep the surrounding highway network by mechanical means if needed.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

6. No part of the development hereby approved shall commence unless and until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority. These should include works to create new vehicle accesses from York Street and Wellington Street (including radius kerbs and tactile paving) and the revocation of existing School Keep Clear Traffic Regulation Orders. No dwelling hereby approved shall be occupied unless and until the above works have been implemented in accordance with the approved scheme.

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

7. No dwelling hereby approved shall be occupied unless and until the walls highway frontage of the site to Wellington Street and York Street have been reduced to a height not greater than 1m above the crown level of the carriageway of both Wellington Street and York Street within the visibility splays show on the plan: Site Lines – received 22/06/2017. Unless otherwise agreed in writing by the Local Planning Authority, thereafter no structures or planting shall be erected, plated or allowed to remain within the above defined areas.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

9. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear. The vehicle parking and turning provisions shall be marked out and surfaced in accordance with the approved plans and be available for use before the occupation of the first dwelling and maintained free from obstruction and available for parking and manoeuvring purposes thereafter.

Reason: Vehicles reversing to and from the highway are a hazard to other road users.

10. The garages hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the households and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles.

Reason: To ensure that adequate parking provision is retained on site.

11. The following windows of the development hereby permitted shall at all times be glazed, up to a minimum height of 1.7m above floor level in the rooms that they serve, only with obscure glass of a type and degree of obscurity to be agreed in writing by the Local Planning Authority prior to its installation:

- The first floor windows in the north gable elevation.
- The first floor windows in the south elevation.
- The first floor window in the east gable elevation.

Any replacement glazing shall be of an equal degree of obscurity to that which was first approved. The windows shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: To protect the privacy of the occupants of the adjacent dwelling.

12. The landscaping scheme detailed in drawing No. 1567SPL/BPS/EW01 Rev B and specification 1567SPL/BPS/LS01 Rev A shall be implemented in its entirety within the first planting season following the approval of the scheme. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

13. No development shall be commenced unless and until a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved scheme before the first dwelling is occupied.

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

17/0245/FUL – Land off Gaylands Lane, Earby

Amended plans have been submitted which amend the layout and remove the garages to plots 1 & 2 and reduce the garage size for plot 3 some of the built form and hard landscaping proposed. This improves the layout and allows for additional soft landscaping to be included such as a group of trees at the entrance and hedging to the boundaries.

The housetypes have been amended to reduce the number of bedrooms in plots 1 and 2 to 3 from 4.

The two gable first floor windows to plot 1 have also been removed.

In terms of the LCC Highways comments the amended plans address the following concerns:

- width of the service road increased to 4.5m.
- drainage can be addressed by condition 3
- bin storage relocated
- site lines provided and wall reduced to 0.9m within those
- trees relocated near entrance to site

Since the report was written the following comments have been received:

Earby Town Council – Object:

- application is outside the defined settlement boundary.
- there are currently sufficient planning permissions in place to meet the requirements of the Local Plan and the development of this land is therefore, neither needed or appropriate.
- There are a number of vacant brownfield sites within Earby which need developing before the use of greenfield sites is even considered.
- The access streets (Water St & Red Lion St) are notorious for double parking problems further development would compound this with emergency services vehicles having to ask residents to move vehicles.

PBC Environmental Health – No adverse comments.

Publicity on the amended plans expires on the 13th July and therefore the recommendation is amended to Delegate Grant Consent.

Additional Conditions are proposed:

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed service road from the continuation of the nearer edge of the carriageways of Gaylands Lane and Cowgarth Lane to points measured 14 m in each direction along the nearer edge of the carriageways of Gaylands Lane and Cowgarth Lane, from the centre line of the access,

Reason: To ensure adequate visibility at the site access.

11. A management and maintenance plan for the proposed internal road and all communal areas of land within the development have been submitted to and approved by the Local Planning Authority prior to the occupation of the first dwellinghouse. The road shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: In order to ensure the road is completed and maintained to an acceptable standard.