

Update Report for West Craven Committee 7th August, 2018

18/0362/FUL – Land to the East of Beckside, Salterforth

Two further comments received from neighbours raising the following concerns:

- Limited infrastructure such as schools and doctors;
- Narrow, dangerous roads;
- Sandhills Close are 6 sheltered housing units and this development would leave it wedged between elevations to the front and rear;
- The view is amazing and rises to the peak of Kelbrook Moor;
- The elderly retired residents of Sandhills Close are mostly confined to their homes and gardens and each has a bench to front to enjoy the views. Taking this away is contrary to the Humans Rights Act, 1998 which states that everyone has the right to respect private and family life and homes; and
- There is absolutely a loss of landscape of high value and therefore a justification for refusal on landscape impact grounds.

With regards to Human Rights a balance must struck between allowing land to be developed for planning purposes and the need to protect the interests of those who are affected and in this case the privacy distances are acceptable and therefore any potential impact would be limited.

A response has also been received from the Lead Local Flood Authority stating no objection to the proposal subject to appropriate conditions. (Updated conditions are listed below).

Yorkshire Water has also responded to state that whilst they still have concerns regarding the outflow to the beck and that they stand by the 5 l/s discharge this can be dealt with by an appropriate condition at the discharge stage. (Updated conditions are listed below).

The applicant has provided an updated layout plan which accurately reflects the plot sizes in terms of bedrooms and car parking requirements. The applicant has confirmed that although the double garages are less than the required size to count as two parking spaces all of the four bed units have 3 parking spaces (two on the drive and one in the double garage) and all the two and three bed units have two off-street parking spaces on the driveway.

The applicant has confirmed that they will undertake the requirements for the amended education and NHS commuted sums requested.

Condition 2: (Amended)

The development hereby permitted shall be carried out in accordance with the following approved plans:

1202SHW/Sp2/LP01 Rev D, SSL: 11482E:2001:2, SSL:11482E:200:2:2, 1202SHW/Sp2/S102, 1202SHW/Sp2/S101, H5114-AHL-001, V2 Bow-01, V2 Bow 1 -01, V2 Bre-01, V2 BRI /01, V2 BRI1 01, V2 Clg-01, V2 Clg2-01, V2 Law – 01, V2 Mar 01, V2 Mea – 01, V2 Mea1 – 01, V2 She – 01 & 5678.02 rev B.

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

Condition 4: (Amended)

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 6 housing units/bed spaces;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the provision of a mix of tenure on the site appropriate for the requirements of the area.

Condition 7: (Amended)

No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;

- b) The drainage strategy should demonstrate that post development surface water run-off from the application site will not exceed the existing surface water runoff rate for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) A site layout plan showing flood water exceedance routes, both on and off site – these must be directed away from property and critical infrastructure;
- d) A timetable for implementation, including phasing as applicable;
- e) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained, that there is no flood risk on or off the site resulting from the proposed development and that water quality is not detrimentally impacted by the development proposal

Condition 9: (New)

No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

Condition 12: (Amended)

The 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 (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 commences on site.