

**REPORT FROM:** PLANNING, BUILDING CONTROL & LICENSING MANAGER  
**TO:** West Craven Area Committee  
**DATE:** 2nd October 2018

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**Brindley Mews, Barnoldswick**

**PURPOSE OF REPORT**  
 To inform Committee of the latest position in respect of the conditions attached to the planning permission

- RECOMMENDATIONS**
- (1) That discussions continue with the developer to clarify the position on the road and highway works.
  - (2) That the developer be asked to complete the landscaping in accordance with the approved plans.

**REASONS FOR RECOMMENDATIONS**  
 (1 & 2) In order to ensure the development complies with the approved planning permission

**ISSUE**

- 1 The former Hope Technology site was redeveloped as a social housing scheme in 2016/17. Planning permission was granted under application 13/14/0172P and amended conditions were subsequently approved under 13/15/0166P. This permission had a number of conditions that required further details and which were in turn the subject of an application to discharge the conditions.
- 2 The table below indicates the situation in respect of the highway and landscaping conditions. The developer has been contacted to discuss compliance with the conditions. Any update will be given to Committee at the meeting.

4	13/15/0166C1	Highway works	The condition required details of the proposed access works to be agreed. – Complied with. The condition also required the
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			access to be constructed in accordance with the agreed details – this has happened in terms of layout
7	13/15/0166C1	Highway to be constructed in accordance with LCC specification	LCC have confirmed that they have not inspected it. We are discussing with the developer the specification
13	13/15/0166C1	Landscaping scheme to be implemented	The landscaping required a combination of hard surfacing and grassed areas. There are areas on the site where gravel has been put down where grass should be.
20	13/15/0166C1	Section of Applegarth made up to an adoptable standard	The section has been made up. The standard is being discussed with the developer

## IMPLICATIONS

**Policy:** None

**Financial:** None

**Legal:** None

**Risk Management:** None

**Health and Safety:** None

**Sustainability:** None

**Community Safety:** None

**Equality and Diversity:** None