

Barrowford and Western Parishes Committee Update - 8th November 2018

18/0373/FUL – Land to the north west of Parrock Road, Barrowford

Amended plan HUM03/Dwg 04A has been received which satisfactorily address the concerns raised by the Conservation Officer. Condition 2 relating to plans will need to be updated to reflect this.

Recommendation to Approve still stands subject to conditions.

18/0598/REM – Barley House Farm

Some conditions had been omitted from the report in error. The following revised conditions are recommended:

Approve

Subject to the following conditions:

1. This notice constitutes an approval of matters reserved under Condition 2 of Planning Permission No.13/15/0290P and does not by itself constitute a planning permission.

Reason: The application relates to matters reserved by Planning Permission No. 13/15/0290P.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 14/20/1, ADM/16/36/01 Rev E, ADM/16/36/02 Rev B, ADM/16/36/03 Rev B, ADM/16/36/04 Rev B, ADM/16/36/05 Rev B, ADM/16/36/06 Rev B, SCP/18263/ATR01, L1-01.

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

3. All windows in the west side elevation of Plot 1 shall at all times be glazed only with obscure glass of a type and degree of obscurity to be first agreed in writing by the Local Planning Authority prior to its installation. 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 adjacent dwellings.

4. A solid fence or wall of not less than 1.8m in height shall be erected along the length of the south boundary of the rear garden of plot 3 prior to the occupation of that dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to its erection. The fence/wall shall be maintained in accordance with the approved details all times thereafter.

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

5. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the garages of the dwellings hereby approved shall not be used for any purpose that would preclude their use for car parking.

Reason: To ensure an adequate level of car parking is maintained.

6. No development shall be commenced unless and until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

Reason: To ensure that the estate road serving the development is completed and thereafter maintained to an acceptable standard in the interest of highway safety.

7. The erection of the external walls of the development shall not commence unless and until samples of the external materials of the development hereby approved, including a sample panel of the external wall material have been submitted / made available to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: In order to preserve the character and scenic beauty of the AONB.

8. The window frames and doors shall be of timber construction only and, prior to the occupation of the each dwelling, the window frames and doors of that dwelling shall be finished in accordance with details of colour and finish submitted to and agreed in writing by the Local Planning Authority. The window frames and doors shall be maintained thereafter in accordance with the approved details.

Reason: In order to preserve the character and scenic beauty of the AONB.

9. The approved landscaping scheme drawing No. L1-01 shall be implemented in its approved form within the first planting season following the substantial completion of the development. 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.