

POLICY AND RESOURCES COMMITTEE
19th March, 2019

Update Report on Planning Applications

18/0865/REM – Land to the east of Windermere Ave, Colne

Amended plans have been received to change the housetype of Plot 10 from Rydal to a Gragareth which is a larger four bed detached with integral garage instead of a separate garage to the side. The landscaping plan and management plan have also been updated to reflect this change. This is acceptable and will not raise any impact issues in terms of amenity or conservation area.

Conditions are proposed below which include updated plans and controls for the proposed dwellings in and adjacent to the conservation area:

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

LO-01, WA-SL.01 Rev f, WA-EPL.01, WA-ML01, PH-01-A, PS-1708-TS-3D, 8150 P(000)101C, 18376 P06, WIN 1.7a, RYD 1.7a, OAK 1.7a, MAI 1.7a, CHUR 1.7a, BRO 1.71a, BW 1.7a, ARNI 1.7a, ASH 1.7, BOU 1.7a, COW 1.7, GRA 1.7, P(000)069 Rev F, P(000)073 Rev G, P(000) 074 Rev G, P(000)075 Rev I, BTL-01 rev a, P(000)200 Rev A, P(000)201 Rev A, SGS D1, SD-SW 2A, SD-F1, DGS-D02, SS-01, MP01a, S24-01, WA-NP01, 5704.01 Rev M, 5704.02 Rev M, 5704.03 Rev M, Landscape Management Plan JW/5704/LMP Rev i, 18376-C2010 P06, TPF-01, 8150 P(000)101B, WA-ML01a & BTL-01b.

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

5. Prior to any above ground works detailed plans and sections of the proposed windows and doors and details of chimneys and rain water goods at an appropriate scale together with details of proposed finishes including colour, shall be submitted to and approved in writing by the Local Planning Authority.

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 Conservation Area.

7. All windows, doors and garage doors on plots 46, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77 and 78 shall be of timber construction and shall be painted not stained in a colour scheme to be submitted to and agreed in writing by the Local Planning Authority prior to installation.

Reason: To ensure a satisfactory form of development within the Conservation Area.

16. Before any dwelling unit is occupied a scheme for electric vehicle charging shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate provision for the storage and disposal of waste.

All other conditions are as per the committee report.

19/0069/FUL - Caravan Site, Lower Greenhill Farm, Kelbrook Road, Salterforth

Notification responses

Responses received objecting to the development on the following additional grounds:

The Committee report does not sufficiently address potential residential amenity impacts from noise, light and traffic on adjacent dwellings.

Lack of passing places on the access road to Bashfield Farm and South Barn.

The development will ruin and erode the village status.

The development will take away greenfield land outside of the settlement boundary.

Alternative brownfield sites exist.

Local health services and schools would be under strain.

A Flood Risk Assessment commissioned by neighbouring residents have been submitted. This concludes that the site is at medium risk of flooding from all sources and that proposed flows from development would increase flood volumes to the New Cut watercourse, which at present causes flooding to adjacent land, both directly within the development but also further downstream in Earby.

To facilitate the proposed development there will be a degree of earth works required to form level plateaus on site for hardstanding's and in order to facilitate the formation of the proposed attenuation pond. It is considered that the Attenuation pond is located in an area which is regularly saturated with flood water and exceedance volumes from

rainfall. It is also considered that these flood waters would be displaced onto adjacent land and the current access road which leads to Bashfield farm.

Flooding from the smaller unnamed watercourse, adjacent the boundary of the development site has a catchment <3km may not have been considered fully, this should be investigated prior to proposing development. There are various smaller watercourses around and within proximity to this site, it has been demonstrated that these are a significant source of flooding to the development which converge with New Cut.

Further restrictions on Surface water discharge should be considered in order to effectively manage and mitigate future risks to both the development site, adjoining land and urbanised areas further downstream.

A proposed drainage strategy should be amended to incorporate suds techniques which provide further protection to the proposed development.

Lower areas of the existing topography should be maintained to prevent the displacement of surface water onto adjacent land.

Consultee responses

PBC Environmental Health - Subject to planning approval being obtained the owner or agent of the park shall make an application to the Council's Environmental Health Commercial Team to vary the existing site licence for the siting of 36 holiday caravans and 20 touring pitches.

As part of the development of the site, the site operator shall take into consideration the Model Standards 1989 for Holiday Static Caravans and the Model Standards 1983 for Touring Caravan Sites.

Earby and Salterforth Drainage Board – 9.1 l/s is a massive discharge for such a small site, the discharge rate should be 3 l/s.

The applicant will require formal consent from the board, Section 23 of the Land Drainage Act.

Officer comments

The residential amenity impacts raised have been addressed in the Committee report, taking into account the separation distances and nature of the proposed development it would not result in any unacceptable residential amenity impacts. This application has no impact on the provision of passing places on the access road to Bashfield Farm and South Barn, the site is proposed to be accessed from the caravan site rather than that access.

The risk of flooding resulting from the development has been assessed by the Lead Local Flood Authority and an independent consultant engaged by the Council, both of which have concluded that the development is acceptable in terms of on and off-site flood risk subject to the recommended conditions. Whilst Earby and Salterforth Drainage Board have recommended a lower discharge rate than is proposed by the developer, this is in relation to their consent regime under Section 23 of the Land Drainage Act, this is separate to the planning application. Taking into account that the Lead Local Flood Authority do not object and that this conclusion has been independently verified by a drainage consultant engaged by the Council, the proposed development is acceptable in terms of flood risk subject to the conditions recommended in the Committee report.