

## **West Craven Committee Update Report 6<sup>th</sup> August 2019**

### **19/0025/FUL - Land at the junction of Greenberfield Lane and Gisburn Road**

Airedale NHS Foundation Trust – A revised response has been received revising the requested contribution to three healthcare interventions on the basis of the 17 dwellings now proposed.

Additional comments received in response to the amended plans:

- The three protected trees should not be removed.
- The removal of willow tree adjacent to the site could increase risk of flooding.
- Object to the height of the proposed dwellings.
- The amendments do not address highway and pedestrian safety issues.
- Lack of visitor car parking.

The issues raised in response to the amended plans have been addressed in the Committee report.

The application is recommended for approval with the following revised conditions:

### **RECOMMENDATION: Approve**

Subject to the following 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: A3006/SP01 Rev E, A3006/SP02 Rev C, A3006/SP03, A3006/SP04, A3006/SP05, 01.

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

3. Prior to the commencement of above ground works involved in the erection of the external walls of the development samples of the external materials and finishes of the walls, roofs, windows, doors and paving shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development.

4. The window openings shall be set back from the external face of the wall. Unless otherwise approved in writing by the Local Planning Authority the depth of reveal shall be at least 70mm.

**Reason:** To ensure a satisfactory appearance to the development.

5. The landscaping scheme 'General Landscape Proposals', 'General Landscape Proposals Planting Plan' and 'General Landscape Specification' received 03/07/2019, or an alternative landscaping scheme submitted to and approved in writing by the Local Planning Authority, 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.

6. No ground clearance, changes of level or development or development-related work shall commence until protective fencing in full accordance with BS 5837:2012 'Trees in relation to design, demolition and construction. Recommendations' has been erected around each tree/tree group or hedge to be retained on the site or on immediately adjoining land. No work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall neither be raised nor lowered. Roots with a diameter of more than 25 millimetres shall not be severed. There shall be no construction work, development or development-related activity of any description, including service runs, the deposit of spoil or the storage of materials, within the fenced areas. The protective fencing shall thereafter be retained and maintained during the period of construction. All works involving excavation of soil, including foundations and the laying of services within the recommended distance calculated under BS 5837:2012 of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

**Reason:** To ensure that trees to be retained within and adjacent to the site are protected during the course of the development works.

7. No development shall commence unless and 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, temporary storage facilities, methods employed to delay and control

surface water discharged from the site, measures taken to prevent flooding and pollution of the receiving watercourse and details of flood levels in AOD;

b) Evidence to confirm that the post development surface water run-off rate will not exceed 5l/s.

c) A site plan that shows all surface water catchment areas within the site (i.e. areas that will contribute to the proposed surface water drainage network)

d) A site plan that shows any overland flow routes and/or flood water exceedance routes, both on and off site;

e) A timetable for implementation, including phasing as applicable;

f) Details of water quality controls, where applicable; and

g) Details of how the surface water drainage system (including the receiving ordinary watercourse) will be managed and maintenance over the lifetime of the development.

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, that water quality is not detrimentally impacted by the development proposal and to reduce the flood risk to the development as a result of inadequate maintenance.

8. No development shall commence unless and 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.

9. The development shall be carried out in strict accordance with the submitted Construction Method Statement 'Construction Plan' dated December 2018 or an alternative Construction Method Statement submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that adequate measures are in place to protect the environment during the construction phase.

10. Plots 5 and 16 shall not be occupied unless and until details of car parking and turning provision for those plots has been submitted to and approved in writing by the Local Planning Authority. The approved car parking provision for plots 5 and 16 and the parking provision for all other plots shown on the approved drawing No. A3006/SP01 Rev E shall be surfaced and made available for parking purposes prior to occupation of the dwelling it relates to. The spaces

shall thereafter at all times be maintained free from obstruction and available for car parking purposes.

**Reason:** To allow for the effective use of the parking areas.

11. No other part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority.

**Reason:** To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

12. No dwelling hereby permitted shall be occupied unless and until a scheme for all highway works to facilitate access to the site from Greenberfield Lane, including visibility splays of 2.4m x 25m in both directions and the creation of new pedestrian footways to Greenberfield Lane and pedestrian crossing point on Gisburn Road, has been submitted to and approved in writing by the Local Planning Authority. The new access, visibility splays, footways and associated works shall be constructed in accordance with the approved details before any dwelling hereby approved is first occupied. Thereafter land within the visibility splays shall be permanently maintained free from obstructions within the splays in excess of 1 metre in height above the height at the centre line of the adjacent carriageway.

**Reason:** To ensure that the access can be achieved to a suitable standard to enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

13. No dwelling hereby approved shall be occupied unless and until details of a maintenance plan for the future management and maintenance of the public open space and bus shelter as shown on approved drawing No. A3006/SP01 Rev E have been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the timescales and work required to be carried out on the site. The open space shall then be provided in its entirety prior to the occupation of any dwelling hereby approved and maintained in accordance with the agreed plan thereafter.

**Reason:** To ensure that the site is maintained in an appropriate manner.

14. No development shall take place unless and until a planning obligation/s pursuant to Section 106 of the Town and Country Planning Act 1990 (or any subsequent provision equivalent to that Section) relating to the land has been made and lodged with the Local Planning Authority and the Local Planning Authority has notified the person(s) submitting the said planning obligation/s in writing that it is to the Local Planning Authority's approval. The said planning obligation/s will provide a contribution for the provision of three healthcare interventions in accordance with the Impact Assessment Formula detailed in the response received 29/07/2019 from Airedale NHS Trust.

**Reason:** To offset impacts of the development on the provision of healthcare.