

Nelson Committee Update Report 4th November 2019

19/0601/FUL – Land to the North of 247 Barkerhouse Road, Nelson

A technical start has been made on site for the previous approved scheme prior to the deadline for commencement of the 5th February, 2010. A signed letter under application 13/04/0740C2 confirms that this was the case and discharges condition 3 in relation to the outline application (13/04/0740P) and confirmed that all other pre commencement conditions had been complied with prior to work commencing on site. A site visit on the 4th February 2010 confirmed that works had commenced. In this respect this extant scheme can therefore be restarted at any time and completed without any further permission.

Amended Plans

Amended plans (Drawing Number 18-419-P11 B) has been submitted which provides an additional 6 no. parking spaces (3 for residents and 3 for visitors).

The landscaping plan 3214 103B updates the landscaping proposals in particular for the relationship with 245 Barkerhouse Road and plots 14 and 15.

A planting specification 3214 201B seeks to update the landscaping proposals in line with PBC Environment Officers recommendations.

The approved plans in Condition 2 can be updated to reflect these changes whilst Condition 14 will still require details to be formally submitted and agreed as part of the discharge process.

Highways issues

A swept path analysis has been submitted showing that the turning head can be tracked and LCC have formally agreed this.

Recommendation to Approve still stands, with the following amended conditions:

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

18-419-P01, 18-419-P02, 18-419-P03, 18-419-P04, 18-419-P05, 18-419-P06, 18-419-P07, 18-419-P08, 18-419-P09, 18-419-P10, 18-419-P11B, 3214 103B, 3214 201B & 219-069 BAR-AJP-ZZ-OO-DR-C-1570 PO1.

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