

## **Brierfield and Reedley Committee Update Report 7<sup>th</sup> January 2020**

**19/0578/FUL – Full: Major: Conversion of former Public House into 10no. one bed flats, car parking and access; Outline: Erection of two buildings to accommodate 12 no. two bed flats with car parking, access and associated works (Access, Layout, Scale & Appearance only) at 30 Higher Reedley Road, Brierfield.**

Amended plans have been received moving the bin store to the front to the rear of the existing building and providing additional planting to the frontage to soften the scheme.

As work as already commenced on the conversion element it would be appropriate to amend the pre-commencement conditions to reflect this and apply to the new build construction work only where appropriate.

The agent has confirmed that the scheme would not adversely affect the public footpath and should assist in stabilising the wall and enable the walls to be rebuilt subject to an additional condition requiring details to be submitted and agreed as detailed below:

25. No development of the new build element shall commence until details of the proposed retaining structure to the southern boundary of the site with the Public Right of Way shall have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that the structural stability of the Public Right of Way is not undermined by the proposed development.

**Recommendation to approve with additional and amended conditions still stands.**