

Barrowford and Western Parishes Committee Update Report 6th February 2020

19/0912/FUL – Garage Site, Back Gisburn Road, Blacko

Consultee Comments

Additional comments have been received from LCC Highways regarding revisions to the layout of the estate road in relation to use by large vehicles as shown on plan 2018/14/2E.

Comments have been received from PBC Environmental Health requesting construction method statement and contamination conditions.

Condition 13 in the officer's report covers the recommendations that can be controlled by Planning. A Contamination Method Statement Condition (Condition 12) has also been included.

Public Comments

A further neighbour comment has been received citing concerns about the site address, the heights of the proposed dwellings, overlooking, losses of light and the site access. These concerns are addressed in the officer's Report.

Recommended condition amendments:

2. The development hereby permitted shall be carried out in strict accordance with the following approved plans: 2018/14/4B (Submitted 28th January 2020), 2018/14/2E (Submitted 28th January 2020) and 2018/14/3A (Submitted 03rd February 2020).

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

14. Prior to the occupation of any dwelling hereby approved, plans and particulars shall have been submitted to and approved in writing by the Local Planning Authority stating the height and positions of all boundary treatments on the west and east boundaries. The development shall thereafter be in strict accordance with the approved details.

Reason: To prevent glare from car headlights and overlooking in the interest of residential amenity.

The recommendation for Approval still stands.