



REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES

TO: WEST CRAVEN COMMITTEE

DATE: 7th July 2020

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To comment on the attached planning application.

REPORT TO WEST CRAVEN COMMITTEE 7th JULY 2020

Application Ref: 20/0035/REM

Proposal: Reserved Matters: Major: Erection of 129 dwellings and associated roads, infrastructure and parking (appearance, landscaping, layout and scale) of Outline Planning Permission 13/16/0054P.

At: FORMER BARNSAY SHED AND ADJ FIELD LONG ING LANE
BARNOLDSWICK

On behalf of: Seddon Homes Limited

Date Registered: 16/01/2020

Expiry Date: 31/07/2020

Case Officer: Alex Cameron

As this application is for 60+ dwellings it has been brought before Committee for comments only, the Committee's comments will be reported to Policy and Resources Committee.

Site Description and Proposal

The application site is located to the east of the settlement Barnoldswick and to the south of Long Ing Lane. The west/southwest boundary of the site is formed by the Leeds Liverpool canal with the Silentnight factory beyond, then open land to the south and east of the site with to the north west the land rising up to both isolated farm properties and a residential area. Approximately half of the site, to the north east west side falls within the settlement boundary and is designated as protected employment land. This was the former site of Barnsay Mill.

This is a reserved matters application pursuant to an outline planning permission (access only) for up to 148 dwellings approved in 2016. The application relates to the reserved matters of appearance, landscaping, layout and scale for the erection of 129 dwellings. The proposed development would comprise a mix of 3 and 4 bed detached, semidetached and mews properties finished in reconstituted stone, with slate effect tile roofs and upvc windows and doors.

Relevant Planning History

13/81/0987P - Change of use of weaving shed to warehouse, construction of new vehicular access and vehicle park and construction of two overhead conveyor bridges at Barnsay Mill. Approved.

13/90/0619P - Outline: use of land for Business (B1), general industry (B2) and storage distribution, Barnsay Mill site. Refused.

13/93/0175P - Outline: industrial building of approximately 250,000 sq ft on the site of the former Barnsay Mill. Approved.

13/93/0381P - Reserved matters of 13/93/0175P. Approved.

13/00/0411P - Outline: Use of land for B1 (Business), B2 (General Industrial) & B8 (Storage or Distribution) development. Approved.

13/07/0242P - Reserved Matters: Major: Erection of 2000sqm B1, 9300sqm B2 and 1100sqm B8 of industrial floorspace and formation of access road, parking and landscaping. Approved.

13/16/0054P - Outline: Major: Residential development (5.07Ha) of upto 148 dwelling houses with access from Long Ing Lane and new access via footpath 10 (Access only) (Re-Submission). Approved.

Consultee Response

LCC Lead Local Flood Authority - No objection subject to the requirements of the conditions of the outline permission and an additional condition for a watercourse replacement scheme.

LCC Highways - No objections subject to details of refuse collection points, a vehicle restraint barrier system adjacent to the canal, widening of the access roads and provision of footways, an additional pedestrian cycle link and a structural survey of the culvert prior to commencement of the estate road. Proposed car parking is acceptable, each dwelling should have secure cycle storage and an electric vehicle charging point.

Lancashire Fire and Rescue – Comments relating to Building Regulations.

Lancashire Constabulary Architectural Liaison – general recommendations for security measures in accordance with Secured by Design principles.

Environment Agency - No objection subject to a contaminated land condition (the outline permission has a contaminated land condition attached).

United Utilities – Comments relating to surface water drainage, management and maintenance, supply of water and impact on United Utilities assets.

Yorkshire Water – No comments.

Natural England - No comments.

PBC Environmental Health – An additional noise assessment is required in relation to the impact of the Silentnight factory.

PBC Public Rights of Way – Further access points to the canal should be provided and a note attached relating to obstruction of public rights of way.

Canal and River Trust – Request conditions relating to the structural integrity of the canal, further investigation of the culverts under the site, a full landscaping plan, the design of the proposed access to the canal towpath and a contribution towards improvement of the towpath.

Barnoldswick Town Council - The south west area of the development is at high risk of flooding. This is noted in the report of the LLFA. Houses in this area should be removed from the development. Appropriate drainage would be needed for the rest of the site.

There is a concern about the proposed noise cancelling fencing and would encourage the developers to either replace or add more natural sound barriers along the towpath. Concern about the reduction in trees on the north side. Could the perimeter have trees added to it?

Lack of 1 and 2 bedroom units on the site.

We would like to see a widening to the Rainhall Farm track and provision of a footpath. There are concerns for road safety between the site and the play area. Could the Coats Avenue calming measures or a crossing be added?

Public Response

Press and site notices have been posted and nearest neighbours notified. The following responses objecting the proposed development have been received:

- Concerns relating to flooding affecting the development and access road.
- Impact on wildlife.
- Noise impact from Silentnight.
- Impact of the development on air quality in the area.
- Highway safety issues relating to traffic from the development.
- Concerns relating to the capacity of the canal bridge to accommodate additional traffic from the development.
- Concerns relating to the stability of the culvert running under the site.
- Level of affordable housing proposed.
- Development of a greenfield site.
- Impact of the development on local health and education services.
- The noise survey submitted with the application and proposed mitigation measures are inadequate to deal with the noise coming from the Silentnight factory. The proposed development will have serious implications on the existing and future operations of the factory.
- Residents are likely to be affected by dusts from the Silentnight factory yard.

Officer Comments

As this is a reserved matters application, only matters related to the appearance, scale, layout and landscaping of the development are to be considered in determining this application, the principle of the acceptability, including access, of up to 148 dwellings on the site has been approved by the outline permission.

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy SDP2 sets out the roles each settlement category will play in future growth. Barnoldswick is a key service centre which provides the focus for future growth and will accommodate the majority of new development.

Policy SDP3 identifies housing distribution in West Craven Towns as 18%. The total housing requirement for Pendle at the present time is 5662. The amount of development proposed here is not disproportionate to the amount Barnoldswick could expect to accommodate over the 15 year plan period.

Policy ENV1 of the Replacement Pendle Local Plan seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum.

Policy ENV2 of the Pendle Local Plan Part 1 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

Policy ENV7 does not allow development where it would be at risk of flooding and appropriate flood alleviation measures will be provided and/or would increase the risk of flooding elsewhere.

Policy LIV1 sets out the housing requirement identified in Policy SDP3 above. At the present time sites have not yet been allocated in The Pendle Local Plan Part 2: Site Allocations and Development Policies.

Policy LIV4 sets targets and thresholds for affordable housing provision. For 15 or more dwellings in West Craven towns this is 5%.

Policy LIV5 states that layout and design should reflect the site surroundings, and provide a quality environment for its residents, whilst protecting the amenity of neighbouring properties. Provision for open space and/or green infrastructure should be made in all new housing developments.

Replacement Pendle Local Plan

Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development.

National Planning Policy Framework

The Framework requires local planning authorities to identify a supply of deliverable housing sites to provide five years' worth of their housing requirements.

Visual Amenity

The design and layout of the proposed housing would be similar to other modern housing developments in the area, finished in reconstituted stone, with slate effect tiles and upvc windows and doors. The Design and Access Statement demonstrates that the development has been designed in accordance with Building For Life 12 principles and would be sympathetic to the surrounding area.

Residential Amenity

The proposed development would provide an adequate level of privacy living environment for the proposed dwellings in relation to spacing between the buildings and windows.

The Silentnight factory to the west has the potential to cause noise that could affect the amenity of residents of the proposed development that in turn could affect the operation of the factory. A noise assessment has been submitted with the application addressing this potential impact. However, we have received a response from Silentnight raising concerns relating to the timing and methodology of the survey.

Environmental Health have advised that further noise survey work is required to address the issues raised. It has been accepted that that this can be resolved in principle in the approval of the outline permission, however, it could potentially require alterations to the layout and/or design of the dwellings and so this could not be dealt with by condition.

We are currently awaiting the submission of an additional noise assessment by the applicant.

Affordable Housing Provision

It was agreed at the developer's request that the details of affordable housing be dealt with at the reserved matters stage. Policy LIV4 sets a target of 5% affordable housing for developments of this scale in West Craven. Six affordable housing units are proposed in accordance with the policy LIV4.

Ecology

The ecology survey submitted with the outline application recommended that further survey work be undertaken prior to the submission of reserved matters in relation to bats and birds. Additional surveys have been submitted with this application.

The survey identifies an elm tree at the southern end of the north east boundary of the site as a potential bat roosting site, the site is also used by foraging and commuting bats. The elm tree is proposed to be retained by the proposed layout of the development and the report recommends mitigation measures relating to lighting and enhancements by the provision of bat boxes to ensure that there are no unacceptable impacts upon bats.

The survey concludes that the grassland habitats to be lost are of limited value to birds. It recommends a pre-development nesting bird check if within breeding season and bird boxes are installed around the site to mitigate for the loss of immature woodland habitats.

The report identifies the possibility that the adjacent canal is used by otters and water voles. Dependent on the drainage proposals further surveys are required prior to commencement of the development to establish whether mitigation measures are necessary in relation to otters and water voles.

Hedgehogs are likely to be present within the site and the report makes recommendations for mitigation to protect and enhance the sites habitat value.

The report concludes that the proposed development has the potential to provide significantly higher value habitats for wildlife than are currently present.

Open Space

Policy LIV5 requires that provision for public open space and/or green infrastructure is made in all new housing developments. The proposed layout includes areas of green space around the site and a green corridor running through the centre of the site to the canal, this would provide green infrastructure which the ecology report concludes, which other mitigation, would result in a significant enhancement in the ecological value of the site.

Drainage and Flood Risk

A number of concerns have been raised regarding drainage and flooding. This is a matter that was considered in principle at the outline stage, the Lead Local Flood Authority are satisfied that the risk of flooding both on and off site would not be unacceptable subject to the requirements of the conditions attached to the outline permission and an additional condition relating to the works proposed to increase capacity of a section of culvert to the east of the site.

Highways

The access has been approved by the outline permission, this application can only consider matters relating to the internal road and parking layout. Amended plans have been received widening of the northern access to 5.2m and providing a footway and altering the levels to provide additional pedestrian access to the canal. An acceptable level of car parking is proposed for each dwelling. The matters of relating to bin collection and barriers for the canal could be addressed by condition.