

## **Barrowford and Western Parishes Committee Update 3<sup>rd</sup> September 2020**

### **20/0031/FUL – Land at Trough Laithe, Barrowford**

Comments have been sent by Barrowford Parish Council on the 20<sup>th</sup> February, 2020.

These state:

No Objection in Principle: The Parish Council appreciates the need for the large storage compound but it is not within the Strategic Housing Sites and is sited on land that is designated for business use and already has outline planning permission. In the Parish Council's opinion this could be a long term deviation from the lands current status in the Local Plan and as a new application should be subject to Section agreement. The PC considers that as this compound is next to the existing public footpath along the river bank and that the haul road will cross PROW's higher up the site that the developer should contribute to the improvement or improves the riverside PROW to disabled standard and that permission is time limited to ensure that this land can be returned to its allocated use in a timely manner.

#### **Officer Comment**

It is agreed that the development should be time limited and the use of the land will remain as employment land. It is not appropriate to require s.106 contributions as these are not necessary to enable this type of development. A condition will require that the land is reinstated and appropriate tree replacement is provided on the site.

In terms of this type of development the agent has pointed out that this could be carried out under permitted development rights. The agent has not submitted a Certificate of Lawfulness and therefore we have not made a lawful determination of this although this is likely to be the case.

As a planning application has been submitted and is before us this needs to be determined in accordance with the development plan.

Comments are still awaited from LLFA and the application is seeking to address the issues raised by the EA

The recommendation remains to Delegate Grant Consent.

### **20/0457/REM – Lomeshaye Industrial Estate Extension Phase 1**

Amended plans have been received which address the issues raised in the report and are acceptable.

#### **Officer Comment**

The EA have requested some clarification on technical matters which the application is seeking to address.

The recommendation remains to Delegate Grant Consent.