

West Craven Committee Update Report 8th June 2021

21/0012/FUL Erection of 15 Dwellings, Greenberfield Lane

LCC Highways accept the swept path analysis that has been submitted.

The site access has been amended and we would seek a minor amendment to remove the extended section of boundary treatment on the east side at plot 3 as this obstructs the desire line for pedestrians accessing the footway from the development onto Greenberfield Road and vice versa.

The parking at plots 11 and 3 has been amended which is acceptable. Please can the driveway at plot 7 be increased to 11m.

The swept path is acceptable.

We requested that the red edge boundary be amended to include the verge on Gisburn Road.

Subject to those minor amendments we would have no objection to the proposal.

Comments:

The amendments have not been made but are minor in nature and are acceptable to the applicant.

21/0111/FUL Land to the West of Brogden View Barnoldswick

Further discussions regarding the provision of affordable housing on the site and agreement has now been reached with the agent that an off-site contribution would be acceptable here.

Proposed Condition 3:

The development shall not begin unless and until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 5% of housing units/bed spaces;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the provision of a mix of tenure on the site appropriate for the requirements of the area.

Amended Condition 3:

3. No development shall commence unless and until a planning obligation pursuant to Section 106 of the town and Country Planning Act 1990 (or any subsequent provision equivalent to that Section) relating to the land has been made and lodged with the Local Planning Authority and the Local Planning Authority has notified the person(s) submitting the said planning obligation in writing that it is to the Local Planning Authority's approval. The said planning obligation will provide for:

- (a) Off-site affordable housing contribution.

Reason: To ensure that the development provides for affordable accommodation within the area.