

West Craven Committee Update Report 6th July 2021

21/0242/FUL - St Andrews Methodist Church, Barnoldswick

A bat survey has been received, this finds no evidence of use of the building by bats it adequately demonstrated that the development would not result in an unacceptable risk of harm to bats.

The possibility of provision of off-street parking has been investigated. The developer has made a request to use spaces on the Rainhill Road car park 75m from the site, parking at that distance would not usually be considered to be close enough to adequately serve a dwelling. However, our recommendation remains that taking into account the parking demand that could be generated by lawful uses of the existing building and the proximity to the centre of Barnoldswick, dedicated off-street parking is not necessary.

RECOMMENDATION: Approve

Subject to the following conditions:

- 1 The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 001A, 002B, 003A, 004A, 005D, 009A

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

- 3 All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

- 4 No dwelling hereby approved shall be occupied unless and until the cycle storage facilities details in the approved plans have been made available for the use by the occupants of that dwelling and those cycle storage facilities shall be retained at all times thereafter.

Reason: In the interest of amenity.

- 5 No dwelling hereby approved shall be occupied unless and until a scheme of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority and the drainage has been installed in accordance with the approved scheme.

Reason: In order that the Local Planning Authority may be satisfied with the details of the proposal and to avoid flooding.

- 6 The development hereby permitted shall not be occupied unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
- a. the exact location and species of all existing trees and other planting to be retained;
 - b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
 - c. all proposed boundary treatments with supporting elevations and construction details;
 - d. all proposed hard landscape elements and pavings, including layout, materials and colours;

The approved scheme shall be implemented in its entirety approved form within the first planting season following the occupation of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

- 7 Before the first dwelling unit is occupied waste containers shall be provided in the bin storage area.

Reason: To ensure adequate provision for the storage and disposal of waste.

8. No development shall take place, including any works of clearance, unless and until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
- i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Measures to control the emission of dust and dirt during construction
 - vi) A scheme for recycling/disposing of waste resulting from clearance and construction works
 - vii) Details of working hours
 - viii) Timing of deliveries
 - ix) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.
 - x) Construction site noise and vibration.
 - xi) Burning on site.

Reason: In the interest of highway safety and to protect the amenities of occupiers of adjoining and nearby properties.

21/0399/PIP – Land Off Cob Lane, Kelbrook

The report states that press and site notices have been posted, this is a typographical error, no press or site notice has been posted. No press notice is required by the Permission in Principle regulations, however upon further consideration of the regulations a 14 day site notice is required.

It is therefore recommended that the approval of the application be delegated to the Planning, Economic Development and Regulatory Services manager subject to that further publicity being carried out.

RECOMMENDATION: Delegate Grant Consent

INFORMATIVE

As part of a technical details application the following information should be provided:

- Plans, including location plan, site plan, access visibility splay plan, elevation and floor plans.
- Planning Statement.
- Heritage Statement.
- Foul and Surface Water Drainage Scheme.
- Ecology Survey.
- Landscaping Scheme.
- Dependent on the layout, scale and design planning obligations for affordable housing and education provision, or other public benefits, may be necessary to offset the impact on the significance of the Listed Building Yellow Hall and for off-site open space.