

West Craven Committee Update Report 3rd August 2021

21/0399/PIP Land off Cob Lane

Additional Public Response

- Concerns regarding surface water runoff to adjacent property on lower land.
- Loss of light to and overlooking of adjacent property.
- Impact on views from adjacent property.
- Disruption during construction and potential harm to adjacent Listed Building.
- Noise impacts from residents and vehicles.
- Impacts on wildlife.

The material matters raised could be adequately addressed at the Technical Details stage, they do not constitute matters of principle that are considered at this stage. The recommendation remains as per the Committee report.

21/0564/FUL Fields to the West of Foster Road

Additional Consultee Comments

United Utilities - In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Following our review of the submitted Drainage Strategy (Ref: 21033/01/1, dated 02.03.2021) we can confirm the proposals are unacceptable in principle to United Utilities.

This is because many of the proposed dwellings' finished floor levels are lower than cover level of the receiving manholes. This may cause issues in the event of surcharge in the receiving sewers. We would request a revised plan showing amended finished floor levels, or alternatively the incorporation of mitigation measures.

In light of the above, we wish to request further information regarding the approach to drainage prior to determination of this full application for planning permission.

Comments relating to conditions, management and maintenance, water supply and impacts of UU's assets.

Yorkshire Water - Domestic water supply can be made available with application made via Company's developer services, gravity supply with a minimum 20 mhd pressure to the elevated height of the site 162m AOD. Note: the 3" water main in Foster Road has limited capacity, likely the new supplies connection may be required to the 8" in Gisburn Road.

Lancashire Fire and Rescue Service – Comments relating to building regulations.

LCC Schools Planning – An education contribution is not required.

Additional Public Responses

Objections received on the following grounds:

- Increase in traffic volume and resulting highway and pedestrian safety impacts.
- The junction of Foster Road and Gisburn Road is inadequate to accommodate the increase in traffic.
- There should be an alternative access road i.e. Broaden Lane
- Exacerbation of existing parking issues in the vicinity.
- Children will no longer be able to play on the streets.
- Impact on the character of Barnoldswick and harm to the landscape character of the area.
- The development will not enhance the rural character of the area.
- Settlement boundaries should be adhered to.
- Exacerbation of drainage and flooding issues.
- Insufficient infrastructure, services and facilities to meet the demand of the proposed housing.
- The application is premature as this site is proposed to be reserved for future development in the Local Plan Part 2.
- Cumulative impacts together with other recent permissions should be considered.
- There is sufficient housing planning to meet Barnoldswick's needs until 2030.
- Concern in relation to maintenance of the culvert crossing the site.
- Loss of habitat and feeding grounds of protected species.

The site has a well use public right of way, if this goes there will be nowhere left to walk in the vicinity.