

Update Report to Policy & Resources Committee – Thursday 19th August 2021

21/0154/FUL Land Adjacent Number 30 Dixon Street, Barrowford

There is an error in the original report in relation to the windows at No. 30 Dixon Street. There are two side elevation windows to the gable end which faces towards the application site. However, the proposed dwellings are to be sited 18m from the side elevation of the neighbouring dwellings at No. 30 Dixon Street. Although this does not directly confirm with the 21 meter separation distance guideline set out in the Design principles SPD it further states that 'Regard must however be had to existing street patterns and the existing interface distances between properties' characteristics in an area'. The 21m would be broken by an existing access to the back street to Dixon Street and track along the side of the terrace which leads to this, where people can freely pass within 3m of the existing windows. As such privacy has already been reduced. With the track between the two having a reduced window to window distance of 18m is acceptable and would not lead to an increased loss of privacy over and above that which is currently experienced.

This is the same distance as the existing position of application reference 17/0410/FUL (for three dwellings) which has previously been assessed as not having an unacceptable impact upon the neighbouring dwelling.

As such, the report is still correct in that there would be no unacceptable impact upon residential amenity and the recommendation of approval remains the same.

21/0564/FUL - Fields To The West Of Foster Road, Barnoldswick

Consultee Responses

Barnoldswick Town Council – Objects.

- This land is currently used for leisure purposes
- With this and other applications for the Gisburn Road area the traffic would increase considerably and therefore cause issues
- There would be a negative impact on the landscape of such a large housing development
- The current gp surgery is already at capacity so this could put an extra strain on resources
- There are flooding issues on Gisburn Road and more development could cause this to get worse

United Utilities - Following our review of the submitted Drainage Strategy and ongoing discussions with the design engineers, REFA, we can confirm the proposals are acceptable in principle to United

Request that a foul and surface water drainage condition is attached.

Public Response

A number of additional responses have been received objecting to the proposed development raising similar issues to those already detailed and addressed in the Committee report.

Officer Comments

The issues raised by Barnoldswick Town Council are addressed in the Committee report, in terms of the GP service NHS and other public service resources are planned for using similar projections to those used in preparing local plans, there is a need to deliver the Council's five year supply of housing and this development would contribute to that at a level that is not disproportionate to the level that Barnoldswick is projected to contribute, particularly given the recent dismissal of the appeal for 129 dwellings at the Former Barnsay Shed site.

Assessment is ongoing by the Council's Environment Officer in relation to the submitted landscaping scheme and any other conditions necessary in relation to trees and landscaping. Landscaping would typically be handled by condition but as a scheme has been submitted it is being assessed at this stage in order to potentially reduce the number of conditions that need to be discharged. This can be addressed under delegation and/or by condition if necessary.

Four boundary trees have been identified for removal in the submitted landscaping scheme due to their poor condition, rather than to make way for the development. Those trees also are identified as having potential for bat roosting in the ecology survey and it recommends that bat surveys are carried out before their removal, the Applicant has confirmed that the trees can be retained should bat roosts be discovered, therefore this can be appropriately controlled by the proposed ecology survey recommendations condition.

The recommendation remains as the Committee report to **Delegate Grant Consent**, including any additional or revised conditions necessary, to the Planning, Economic Development and Regulatory Services Manager.