

## **West Craven Area Committee Update 02<sup>nd</sup> November 2021**

### **21/0571/REM Land Off Cob Lane And Old Stone Trough Lane Kelbrook**

#### **Public Response**

One additional response received:

The gardens in the amended plans are too small. Bin storage takes an area 2.5m x 0.9m so the remaining garden would be too small to even have a table and chair outside. This is not acceptable and the plans should be redeveloped to ensure that the houses have gardens that are at least the size of a parking space.

Insufficient information about management and maintenance of drainage and SUDS. Would the local authority take over responsibility or would the residents have to pay very high fees?

At the last Area Committee meeting it was proposed that the developers should look to produce plans with a visible solution to SUDS. This would be instead of the underground SUDS tank that has been proposed. The updated plans have not taken this into account.

No further information has been provided by Lancashire County Council regarding the impact of weight on the Victorian bridge at the end of Main Street. Lancashire County Council should ensure that it is tested so that any impact of the weight of the vehicles over an extended time does not cause any deterioration of this bridge. This is a key route for many vehicles within the village.

#### **Officer Comments**

The proposed garden areas are sufficient to provide an acceptable level of amenity space for the houses.

It is standard practice for management and maintenance of drainage to be controlled by condition with the specific details approved under the discharge of conditions process. In this case the conditions of the outline permission control this.

This application is for the reserved matters only, the principle of the development including matters of construction traffic has been established by the outline permission.

All other matters are addressed in the Committee Report.

### **21/0676/REM – Land opposite The Barn, Ben Lane, Barnoldswick**

#### **Officer Comments**

Additional information has been received relating to the proposed drainage system and LLFA have been requested to provide comments on this and confirm that an acceptable drainage scheme can be achieved on the site.

Revisions to the landscaping scheme have been suggested and these will be submitted in due course.

The agent has requested more time to address these issues.

The remaining issues in relation to landscaping and drainage still need to be fully resolved and therefore it is recommended that this application is deferred until the December meeting.