

Barrowford and Western Parishes Committee Update Report 30th March 2022

21/0945/FUL – Field to the East of Ravensclough, Barrowford Road, Fence

The recommended conditions have been revised to take account of the retrospective nature of the development. This does not alter the recommendation to delegate approval subject to the expiry of publicity.

RECOMMENDATION: Delegate Grant Consent

Subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1:2500 – received 05/01/2022, 1470-1A, 1470-2A.

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

2. The external 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.

3. Within one month of the date of this permission details of manure storage arrangements, including any foul water drainage, shall be submitted to, and approved in writing by, the Local Planning Authority. The manure storage shall at all times thereafter be sited, drained and managed in strict accordance with the approved details.

Reason: To protect controlled waters from pollution and protect the amenity of neighbouring residential properties from odours and flying insects.

4. The equine development hereby permitted shall be for, or ancillary to, the stabling of horses owned, or leased, by the owner of the site only, the site shall not be used for livery or any commercial equine purpose whatsoever at any time.

Reason: In the interest of highway safety.

22/0041/HHO - 18 Forester Drive, Fence, Burnley

The applicant has submitted some amended plans. They have removed the two storey element from the side elevation, so that the proposed plans now indicate demolition of the conservatory and garage, erections of a single storey wrap around extension to the side and rear, two dormer windows to the front elevation and an extended driveway. Given that there has been an amendment to the plans, the case

officer requires a short period of time to review the amended submission and make an assessment.

The recommendation is that the Planning, Economic Development and Regulatory Services Manager is given delegated power to grant consent, subject to satisfactory neighbouring amenity.

RECOMMENDATION: Delegate Grant Consent