

REPORT TO WEST CRAVEN COMMITTEE ON 06 JUNE 2023

Application Ref: 22/0722/FUL

Proposal: Full: Erection of 128 dwellings, creation of new vehicular access from Long Ing Lane and all associated works.

At: Site Of Former Barnsay Shed, Long Ing Lane, Barnoldswick

On behalf of: Seddon Homes Limited

Date Registered: 25/10/2022

Expiry Date: 26/06/2023

Case Officer: Alex Cameron

As this application is for over 60 dwellings it has been brought before Committee for comments only, the Committee's comments will be reported to Development Management Committee.

Site Description and Proposal

The application site is located to the east of the settlement Barnoldswick and to the south of Long Ing Lane. The west/southwest boundary of the site is formed by the Leeds Liverpool canal with the Silenight factory beyond, then open land to the south and east of the site with to the north west the land rising up to both isolated farm properties and a residential area. Approximately half of the site, to the north east west side falls within the settlement boundary and is designated as protected employment land. This was the former site of Barnsay Mill.

Outline planning permission (access only) for up to 148 dwellings was approved in 2016, a subsequent Reserved Matters application was refused and dismissed at appeal. This application is for full Planning Permission for the erection of 128 dwellings.

Relevant Planning History

13/81/0987P - Change of use of weaving shed to warehouse, construction of new vehicular access and vehicle park and construction of two overhead conveyor bridges at Barnsay Mill. Approved.

13/90/0619P - Outline: use of land for Business (B1), general industry (B2) and storage distribution, Barnsay Mill site. Refused.

13/93/0175P - Outline: industrial building of approximately 250,000 sq ft on the site of the former Barnsay Mill. Approved.

13/93/0381P - Reserved matters of 13/93/0175P. Approved.

13/00/0411P - Outline: Use of land for B1 (Business), B2 (General Industrial) & B8 (Storage or Distribution) development. Approved.

13/07/0242P - Reserved Matters: Major: Erection of 2000sqm B1, 9300sqm B2 and 1100sqm B8 of industrial floorspace and formation of access road, parking and landscaping. Approved.

13/16/0054P - Outline: Major: Residential development (5.07Ha) of upto 148 dwelling houses with access from Long Ing Lane and new access via footpath 10 (Access only) (Re-Submission). Approved.

20/0035/REM - Reserved Matters: Major: Erection of 129 dwellings and associated roads, infrastructure and parking (appearance, landscaping, layout and scale) of Outline Planning Permission 13/16/0054. Refused, Appeal Dismissed.

Consultee Response

LCC Lead Local Flood Authority – Objects, the applicant has failed to provide sufficient information to demonstrate how surface water from the development area, post development will be managed, by providing a site drainage layout and evidence of pre and post runoff volumes, as well as drainage calculations and the appropriate updated climate change allowances.

The applicant is preparing a response to address the points raised by the LLFA.

Earby and Salterforth Internal Drainage Board – A drainage strategy is required. Recommends that the existing culvert sections are daylighted as a measure to reduce flood risk and increase biodiversity.

LCC Highways – No objection subject to a travel plan contribution and conditions for off site highway works, construction management plan, travel plan implementation, estate street phasing and completion, visibility splays, access construction, management and maintenance of estate roads, estate road construction, survey of culvert under estate road, car parking, cycle storage and electric vehicle charging.

LCC Schools Planning – An education contribution is not required.

Lancashire Fire and Rescue – Comments relating to Building Regulations.

Environment Agency - No objection subject to a contaminated land condition.

United Utilities – Request the submission of a drainage plan or if planning permission is granted conditions for foul and surface water drainage and maintenance.

Yorkshire Water – A water supply can be made available, notes relating to the provision of water supply.

PBC Environmental Health -

PBC Public Rights of Way – An additional access point onto the canal towpath at the front of plot 90 would add considerably to the convenience of residents at this end of the proposed housing estate for access to the towpath. Please attach a note relating to public right of way running through the site.

Amended plans have been received adding the request canal access.

Coal Authority – No comments.

Canal and River Trust – Satisfied with the revised landscaping scheme. Request conditions relating to the structural integrity of the canal, further investigation of the culverts under the site, the design of the proposed access to the canal towpath and a contribution towards improvement of the towpath.

East Lancashire NHS Trust – Request a contribution to meet the needs of the population which arises from the development, for the first three years of the occupation of the development.

Barnoldswick Town Council -

Public Response

Press and site notices have been posted and nearest neighbours notified. The following responses objecting the proposed development have been received:

- Residents may be impacted by noise and vibration from the adjacent Silentnight factory and this will impact on the ability of the business to operate efficiently and its future prosperity
- Parking issues
- Increase in off-site flood risk
- What kind of rubble/waste would be used to increase the level of the site?
- Loss of protected species habitats
- Concern about foul water sewer capacity
- Highway safety concerns from increase in traffic using the canal bridge
- Noise impacts from increase traffic resulting from the development

Officer Comments

The application is brought before the Area Committee for comment. Those comments will be included in the final report which will make a recommendation to Development

Management Committee. Members are asked therefore to make a resolution incorporating the Committee's comments on the application.

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