

Barrowford & Western Parishes Committee – Update 7th June 2023

23/0197/FUL: Land to the North East of Sunnyside Farm, Crowtrees, Roughlee

It should be noted that there is an error in the Committee report in relation to the name of the applicant.

Following the publication of the Committee report, two additional conditions are required. These relate to the Permitted Development Rights of the proposed dwelling and the landscaping surrounding the property.

- 10.** Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A (extensions within the curtilage), B (additions to the roof), C (other alterations to the roof), D (porches) and E (outbuildings) of Part 1 of Schedule 2 shall be carried out within the curtilage of the site without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control any future development on the site to safeguard the openness of the Open Countryside, preserve the AONB and setting of the adjacent Grade II Listed Buildings.

- 11.** The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:

- a.** the exact location and species of all existing trees and other planting to be retained;
- b.** all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c.** an outline specification for ground preparation;
- d.** all proposed hard landscape elements and pavings, including layout, materials and colours;
- e.** the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

This does not change the recommendation, which is to approve subject to conditions.

23/0285/FUL: Roaming Roosters, Barrowford Road, Higham

Following the publication of the Committee report, there have been multiple comments received from members of the public in relation this scheme. The comments received have all been in objection to the proposed development and have raised the same issues as previously considered in the Committee report. As such, there is no additional comment on the matters raised here.

This does not alter the recommendation which for: Delegate grant consent subject to satisfactory outcome in relation to tree root protection area and LCC highways comments.