

Nelson, Brierfield and Reedley Committee – Update Report 3rd July 2023

22/0641/FUL – Land To The North of 1 to 23, Richard Street, Brierfield

Consultee Responses

LCC Highways – No objection to the amended plans subject to conditions for construction management, off-site highway works, scheme for retaining structures, parking, cycle storage and electric vehicle charging.

Officer Comments

The amended plans have satisfactorily resolved the highway safety concerns. The additional bat survey is due to be carried out this month and therefore it is recommended that the approval of the application and any conditions necessary is delegated to the Assistant Director, Planning, Building Control and Regulatory Services subject to the receipt of an acceptable bat survey.

23/0048/FUL Land at Alder Bank, Manchester Road, Nelson

Consultee responses

PBC Environmental Health – No objection subject to a condition requiring compliance with the noise assessment and that Alder House is not occupied as an independent dwelling.

PBC Environment Officer – No objection subject to conditions for compliance with the landscaping scheme, Arboricultural Impact Assessment and Method Statement.

LCC Highways – Highways LCC did not raise an objection to the principle of a function venue at Alder Bank. However they initially objected to the application as it has been presented, due to concerns relating to access arrangement; visibility at access; right turn provision and pedestrian provision; internal road layout; road layout to accommodate refuse/emergency vehicles and coaches; parking provision and inconsistencies with guest numbers. As detailed above the planning application has a number of inconsistencies and fails to demonstrate that the proposed development can be fully and appropriately integrated into the local environment without a significant negative impact on the local highway network, and that its impacts would be unacceptable in terms of highway safety and contrary to the National Planning Policy Framework (NPPF).

Amended plans have been submitted which address these issues. The maximum capacity for persons on the premises would be 600. There would be 190 parking spaces.

The amended plan (attached) addresses our previously raised concerns regarding the internal layout and access on to Manchester Road. (If the planning application is approved the proposed highway works would be subject to detailed design approval as part of the section 278 agreement with the Highway Authority, the works would

need to take into consideration the adjacent access points and the existing cycle lane).

The confirmed maximum numbers of guest at 600 and the level of parking proposed (now 190 spaces), is acceptable to the Highway Authority.

Therefore, the Highway Authority do not now object to the planning application subject to conditions for construction management, wheel washing and road sweeping, visibility splays, off-site highway works and parking.

Officer Comments

The highways and noise concerns raised in the report have been satisfactorily resolved with the submission of additional details, subject to conditions. However, this and the landscaping do not resolve the reason for refusal in the committee report. It is therefore recommended that the Committee refuse the application for the reason detailed in the Committee report.

23/0226/FUL Hulton Care Nursing Home, Halifax Road, Nelson

Consultee Responses

United Utilities - This application for a two-storey and single storey extension for a residential care home has been recommended for approval. This application has a recommendation of approval – should it be approved; the following additional conditions would be required: foul and surface water drainage, sustainable drainage management and maintenance.

Officer Comments

It is recommended that the approval of the application and any conditions necessary is delegated to the Assistant Director, Planning, Building Control and Regulatory Services subject to the receipt of an acceptable Coal Mining Risk Report.