

West Craven Committee – Update Report 4th July 2023

23/0067/REM: Land to the NE of Meadow Way, Barnoldswick

Following the publication of the committee report, the applicant has submitted further detail including a landscaping plan and planting scheme indicating the northern boundary of the site.

This provides clarity on the landscaping scheme in terms of the way it will mature over time, following completion of the development. The agent has also confirmed that the landscaping would be taken into the ownership of a management company, who would be responsible for its maintenance.

The applicant has provided comments on the committee report stating that there are errors, in their view, in the report. The Council have prepared a rebuttal to each of the issues raised:

- Scale & Appearance: It is acknowledged that the applicant has submitted amended plans since the committee report was published.
- Landscaping: The landscaping plan has been altered so that it no longer indicates a strong trees belt to the northern boundary. This has been updated to include a mix of planting, some of which are trees, shrubs, hedges etc. As stated above, the applicant has made it clear that the landscaping would be absorbed into a management / maintenance company. As a result of comments made by officers, the applicant has updated the landscaping scheme to avoid conflict between future occupiers and the landscaping belt
- Residential Amenity: The house type at plot 1 is House Type T. It is the applicant's opinion that there would be no unacceptable impact upon the neighbouring dwelling at No. 35 as a result of the proposed development at plot 1
- Conditions: The list of conditions will be updated (see below)

There have also been comments received from members of the public relating to the right to light from a window which is adjacent to the proposed plot 1. Following the receipt of these comments, officer have undertaken a visit to the inside of the property in question and completed a Vertical Sky Component Assessment in relation to the window in question. This has indicated that there would be a loss of light to the side elevation window at No. 35 Meadow Way. However, this side elevation window is not the only source of light into the room. As such, given that the rear window at No. 35 also serves the habitable room, the impact to the side window would be balanced against the alternative source of light. As such, although there would be an impact upon the residential amenity, this would not amount to an unacceptable impact. The applicant has also substituted the house type for plot 1 which moves the dwelling further from the boundary and indicates the 25% rule relating to loss of light. Overall, in this regard, the proposed development accords with Policy ENV2 of the Local Plan and the Design Principles SPD. There is no change to the recommendation in this regard.

United Utilities

Wish to see details of the drainage hierarchy being considered before a connection is allowed to the public system. This is subject to condition 4.

As such, the recommendation is to approve the application, subject to the following conditions:

1. This notice constitutes an approval of matters reserved under Condition 1 and 2 of Planning Permission 19/0815/OUT and does not by itself constitute a planning permission.

Reason: The application relates to matters reserved by Planning Permission 19/0815/OUT.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan HH.SRB.SLP.01 Rev A, Proposed Site Layout HH.SRB.CSL.01 Rev K and HH.SRB.CSL.02 Rev K, Proposed Boundary Treatment Plan HH.SRB.BTP.01 Rev F, Adoptable Highways Plan HH.SRB.AHP.01 Rev F, Landscaping Plan HH.SRB.LP.01 Rev F, Materials Plan HH.SRB.MP.01 Rev E, Storey Height Plan HH.SRB.SHP.01 Rev F, Waste Management Plan HH.SRB.WMP.01 Rev F, Street Scenes / Sections HH.SRB.SS.01 Rev D, House Type D HH.SRB.HT.D, House Type J HH.SRB.HT.J, House Type N HH.SRB.HT.N, House Type Q HH.SRB.HT.Q, House Type T HH.SRB.HT.T, House Type V HH.SRB.HT.V

Reason: In the interests of clarity and proper planning

3. Notwithstanding any indication on the approved plans and application form, prior to the commencement of above ground works involved in the erection of the external walls of the development, samples of the external materials to be used in the construction of the walls, roof verges, fascias and soffits, rain water goods, pipes and flues, windows and door materials and finishes, window reveals and drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved materials.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets,

outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

5. Within 3 months of the start of development details of the proposed arrangements for the future management and maintenance of the public open spaces and pedestrian/cycle link between the estate and Coates Lane shall be submitted to and approved by the local planning authority. These should include the establishment of a private management and maintenance company. The open spaces and pedestrian/cycle link shall be maintained in accordance with the approved management and maintenance details thereafter.

Reason: To ensure that the open spaces and pedestrian/cycle link are completed and thereafter maintained to an acceptable standard in the interest of residential amenity and highway safety.

6. Notwithstanding the plans submitted, prior to occupation of the first dwelling the internal pedestrian and cycle link between the estate and Coates Lane shall be constructed in accordance with a scheme to be approved by the local planning authority to include details of construction, surfacing, drainage and barriers at its junction with Coates Lane and shall be maintained in perpetuity.

Reason: In the interests of highway safety.

7. Prior to first occupation of Plots 28, 29 and 30 secure, covered cycle storage for at least two cycles shall be provided in accordance with a scheme to be approved by the Local Planning Authority and permanently maintained thereafter.

Reason: To ensure that the development provides the infrastructure to support sustainable forms of transport.

8. Prior to the commencement of development on site a method statement shall be submitted to the Local Planning Authority for written approval which shall include the following:

- i) the parking of vehicles of site-operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoardings including decorative displays, where appropriate
 - v) wheel-washing facilities
 - vi) measures to control the emission of dust and dirt during construction
 - vii) a scheme for re-cycling/disposing of waste resulting from demolition and construction works
- the development shall proceed strictly in accordance with that method statement.

The development shall be carried out in accordance with the method statement.

Reason: In the interest of the amenity of the area during construction work.

Informatives

1. Connection to Public Sewer

The applicant will require an agreement with the appropriate Water and Sewerage Undertaker to connect to the public sewerage system, alongside any Section 104 agreements for the adoption of the proposed surface water sustainable drainage system.

1. Appropriate Legal Agreement

The proposed outfall may require a legal agreement with a third party to access and construct the outfall in addition to any permission(s) from flood risk management authorities. Evidence of an in-principal agreement(s) should be submitted to the Local Planning Authority.