

**Barrowford and Western Parishes Committee - Planning Update Report – 6<sup>th</sup>  
December 2023**

**23/0389/REM Wheatley Laithe Farm, Barrowford Road**

Reference to Unit 3 in the report is in error. This unit was removed to accommodate additional car parking.

There is an amendment to some of the revision numbers in condition 2 regarding the plans for approval. As such the condition should be worded as follows:

2. *The development hereby permitted shall be carried out in accordance with the following approved plans:*

*Site Masterplan 22.175\_00\_001 Rev M*

*Unit 14-16 Site Sections 22.175\_00\_014\_B*

*Unit 1: Proposed Elevation Plan 22.175\_01\_002\_C*

*Unit 2: Proposed Elevation Plan 22.175\_02\_002\_C*

*Unit 4: Proposed Elevation Plan and Floor Plan 22.175\_04\_001\_C*

*Unit 5: Proposed Elevation Plan 22.175\_05\_003\_C*

*Unit 6: Proposed Elevation Plan 22.175\_06\_002\_C*

*Unit 7: Proposed Elevation Plan 22.175\_07\_002\_C*

*Unit 8: Proposed Elevation Plan 22.175\_08\_004\_D*

*Unit 9: Proposed Elevation Plan 22.175\_09\_004\_D*

*Unit 10: Proposed Elevation Plan 22.175\_10\_004\_D*

*Unit 11: Proposed Elevation Plan 22.175\_11\_004\_D*

*Unit 12: Proposed Elevation Plan 22.175\_12\_002\_C*

*Unit 13: Proposed Elevation Plan 22.175\_13\_002\_C*

*Unit 14: Proposed Elevation Plan 22.175\_14\_003\_C*

*Unit 15: Proposed Elevation Plan 22.175\_15\_003\_C*

*Unit 16: Proposed Elevation Plan 22.175\_16\_004\_C*

*Unit 1: Proposed Ground Floor Layout and Roof Plan 22.175\_01\_001\_B*

*Unit 2: Proposed Ground Floor Layout and Roof Plan 22.175\_02\_001\_B*

*Unit 5: Proposed Roof Plan 22.175\_05\_002\_A*

*Unit 6: Proposed Roof Plan 22.175\_06\_001\_B*

*Unit 7: Proposed Ground Floor Layout & Roof Plan 22.175\_07\_001\_B*

*Unit 8: Proposed Roof Plan 22.175\_08\_003\_A*

*Unit 9: Proposed Roof Plan 22.175\_09\_003\_A*

*Unit 10: Proposed Roof Plan 22.175\_10\_003\_B*

*Unit 11: Proposed Roof Plan 22.175\_11\_003\_B*

*Unit 12: Proposed Ground Floor Plan and Roof Plan 22.175\_12\_001\_C*

*Unit 13: Proposed Ground Floor Plan and Roof Plan 22.175\_13\_001\_B*

*Unit 14: Proposed Roof Plan 22.175\_14\_002\_B*

*Unit 15: Proposed Roof Plan 22.175\_15\_003\_B*

*Unit 16: Proposed Roof Plan 22.175\_16\_003\_A*

*Unit 5: Proposed Ground Floor Plan 22.175\_05\_001\_A*

*Unit 6: Proposed Ground Floor Plan 22.175\_06\_001\_B*

*Unit 8: Proposed Ground Floor Plan 22.175\_08\_001\_C*  
*Unit 8: Proposed First Floor Plan 22.175\_08\_002\_C*  
*Unit 9: Proposed Ground Floor Plan 22.175\_09\_001\_C*  
*Unit 9: Proposed First Floor Plan 22.175\_09\_002\_C*  
*Unit 10: Proposed Ground & First Floor Plan 22.175\_10\_001\_C*  
*Unit 11: Proposed Ground & First Floor Plan 22.175\_11\_001\_C*  
*Unit 14: Proposed Ground & First Floor Plan 22.175\_14\_001\_B*  
*Unit 15: Proposed Ground & First Floor Plan 22.175\_15\_001\_B*  
*Unit 16: Proposed Ground Floor Plan 22.175\_16\_001\_B*  
*Unit 16: Proposed First Floor Plan 22.175\_16\_002\_B*

*Planting Plan (1 of 6) 5260-04 Rev D*  
*Planting Plan (2 of 6) 5260-05 Rev D*  
*Planting Plan (3 of 6) 5260-06 Rev D*  
*Planting Plan (4 of 6) 5260-07 Rev E*  
*Planting Plan (5 of 6) 5260-08 Rev E*  
*Planting Plan (6 of 6) 5260-04 Rev C*

*Landscape Masterplan (1 of 3) 5260-01 Rev D*  
*Landscape Masterplan (2 of 3) 5260-02 Rev D*  
*Landscape Masterplan (3 of 3) 5260-03 Rev E*

*Hard & Soft Landscape Plan 22.175\_00\_025 Rev A*

*Footpath details 22.175\_00\_013\_A*  
*Footpath Diversion Plan 22.175\_00\_012\_A*  
*Footpath Diversion Plan 22.175\_00\_011\_A*  
*Footpath Diversion Plan 22.175\_00\_010\_A*  
*Footpath Diversion Plan 22.175\_00\_009\_A*  
*Footpath Diversion Plan 22.175\_00\_008\_A*  
*Footpath Diversion Plan 22.175\_00\_007\_A*  
*Footpath Diversion Plan 22.175\_00\_006\_A*

***Reason:*** *In the interests of clarity and proper planning.*

The Consultee response from United Utilities required a condition to be placed on any grant of planning permission which related to foul and surface water drainage. However, there is a condition relating to the foul and surface water drainage strategy having to be submitted prior to commencement, on the Outline planning permission, which is worded the same as the suggested condition. As such, this should not be duplicated upon the Reserved Matters decision. This does not alter the recommendation which remains, to approve the application subject to conditions.

### **23/0680/FUL: 34 Pasture Lane, Barrowford**

Following the publication of the Committee report, LCC Highways have responded with further comments stating that they do not object to the proposals as there would not be a serious highway safety danger resulting from one dwelling. They have

recommended conditions, one of which repeats the already drafted condition 11. As such the drafted condition 11 can be removed in place of the wording below:

11. Prior to the occupation of the dwelling the driveway and parking areas shall be constructed and made available for use and maintained for that purpose for as long as the development is occupied.

**Reason:** To ensure adequate parking provision is provided.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the site access from the continuation of the nearer edge of the carriageway of the unnamed private road to points measured 25m to both sides of the site access along the nearer edge of the carriageway of unnamed private road, from the centre line of the access, in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

**Reason:** To ensure adequate visibility at the street junction or site access

15. Prior to first occupation the passing place shall be constructed in a porous bound material in accordance with the approved plans.

**Reason:** To minimise the conflict with vehicles and pedestrians on the unnamed lane.

16. Prior to first occupation the site access shall be constructed in a porous bound material for the first 5m.

**Reason:** To ensure adequate access to the site and prevention of mud being deposited onto the lane.

17. The garage(s)/parking areas hereby approved shall be kept available for the parking of vehicles and bicycles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

**Reason:** To ensure that adequate parking provision is retained on site

This does not change the overall recommendation to delegate grant consent, subject to the satisfactory conclusion of the public consultation period for the site notice.

**23/0686/FUL 145 Wheatley Lane Road, Barrowford**

Following the publication of the Committee report an additional comment has been received from a member of the public in support of the application. The following issues are raised:

- The applicant has contributed to the local community over a number of years
- The garden is very large and can accommodate the proposed dwelling
- The grass verge which is there at present is mainly used by people with dogs as a toilet for the dogs
- Introducing vehicular access would improve the lane
- The dwelling would be leading the way on sustainability
- The dwelling is considerate of neighbour's and the surrounding locality

The points which have been raised do not introduce anything which has not previously been considered in the Committee report. As such, the recommendation is unchanged.