

West Craven Area Committee Update Report – 9th January 2024

23/0807/PIP: High Lea, Manchester Road, Barnoldswick

Following the publication of the committee report, additional comments have been received from members of the public, objecting to the scheme. These comments can be summarised as follows:

- Traffic issues
- Poor visibility
- No access for plant / machinery to build the dwellings
- Disruption during construction phase
- Surface water run-off
- Septic tanks would cause pollution, as has been the case last year
- Not consulted on the previous application for the one dwelling
- Impact on natural habitat
- Drainage
- Refuse vehicles could not service the site
- Low water pressure
- Not in keeping with surrounding area
- Landscape

The issues which have been raised have either been raised and addressed in the original report, or are not matters of principle which can be taken into account during the Permission in Principle stage. These would have to be considered at any Technical Details stage, should the Permission in Principle be approved.

A representation has also been received from Lancashire Fire & Rescue, requiring that any proposal is in conformity with Building Regulations.

This does not change the recommendation which is to approve the application.

23/0825/HHO: 6 Cavendish Street, Barnoldswick.

Following the publication of the committee report, additional comments have been received from LCC Highways and one member of the public.

LCC Highways

Cavendish Street is an unclassified adopted highway with footpaths on both sides and a 20mph speed limit. The fence does not impact on visibility splays at the side road junction named Sackville Street. LCC Highways does not raise an objection to the proposed development and would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Public Response.

The nearest neighbours have been notified with one response rejecting relating to:

- There has been no change to the proposed development.
- The fencing is above the height acceptable for planning purposes to the front and on the boundary with No. 4 Cavendish Street.
- The proposal obstructs the line of sight when exiting from No.4 front yard.
- The proposed fence causes damage to the party wall of No. 4 and No. 6.
- The fencing is unsightly and not in keeping with the terrace row, the metal railings are in keeping and do not cause any obstruction.

In response, LCC Highways has stated that the proposed fence would not impact on visibility splays at the side road junction named Sackville Street and LCC Highways raise no objection to the proposed development, it would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

The concern that the proposed fencing causes damage to the party wall between No. 4 and No. 6 would be a civil matter and can not be addressed through the planning process.

This does not change the recommendation which is to refuse the application.