

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on the following planning application for determination -

26/0323/FUL *Proposal and Location Technical Details Consent: Change of use of agricultural land to residential use (Use Class C3), erection of 4 no. dwellings including integral and attached private vehicular garages with garden and parking areas of Planning Permission 23/0173/PIP at Land to the north east of Pollard Row, Wheatley Lane Road, Fence for Mrs. Noreen Rycroft*

(A site visit was undertaken prior to the meeting.)

At a meeting of Barrowford and Western Parishes Committee on 5th August, the decision to refuse this application on design grounds was referred to this Committee as this decision would represent a significant risk of costs being awarded against the Council in the event of an appeal.

A planning update had been circulated prior to the meeting which reported that a new National Planning Policy Framework had been published on 17th August, containing national decision-making policies for the determination of applications. The update confirmed that the new Framework did not raise any material inconsistencies with the Local Plan Part Four in relation to this development. The application therefore remained recommended for approval.

RESOLVED

That planning permission be **deferred** to await the additional information/drawings which had been requested from the applicant on the development's relationship with the cottages on Pollard Row, to ensure that their privacy was not compromised.

CHAIR _____