

**UPDATE REPORT OF 1 NOVEMBER 2019**

**FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 5 NOVEMBER 2019**

**Item B2 2019/0341 - Albert Mill, Market Street, Whitworth**

Planning Contributions – Education

As originally submitted, the proposed development necessitated a financial contribution of £337,717.44 for 12 x primary and 6 x secondary school places. On the 25<sup>th</sup> October 2019 Members will note that the applicant amended the development to restrict the occupation of the 48no. 2-bedroom apartments for occupation by over 55s only. This change was discussed initially with Lancashire County Council Schools Planning Team (LCC) to understand if this would affect the financial contribution sought by LCC for school places. LCC confirmed that it would lead to a reduction in the contribution, and provided an indicative figure of £241,195.50 (made up of 9 primary school places and 4 secondary school places) based on the assumption that the population forecasts remained as they were at the time of the original assessment. Members will note that this figure was used in the committee report.

However, since publication of the committee report, LCC has undertaken a full re-assessment of the proposed development based upon the amended apartment scheme and has confirmed that the financial contribution has fallen to £96,740.64 to fund 4 x secondary places i.e. there is no longer a need for the 9 primary school places. This is due to a combination in the reduced pupil yield from the development and also the forecasts have been updated in the time between the original assessment and the latest position, resulting in greater forecasted spare capacity in the 4 primary schools within the 2 mile radius.

**As such the recommendation is amended to reflect the reduced education contribution of £96,740.64.**

Over 55s Restriction

Members have queried whether the occupation of the apartments to over 55s would apply to all occupants. Advice from the Council's Strategic Housing Manager is that it normally the case that an over 55 occupant can reside with a partner who is under 55.

Car parking

Members were briefed by Officers on this application on 1 November 2019. During the briefing Members expressed concerns regarding the shortfall of parking spaces

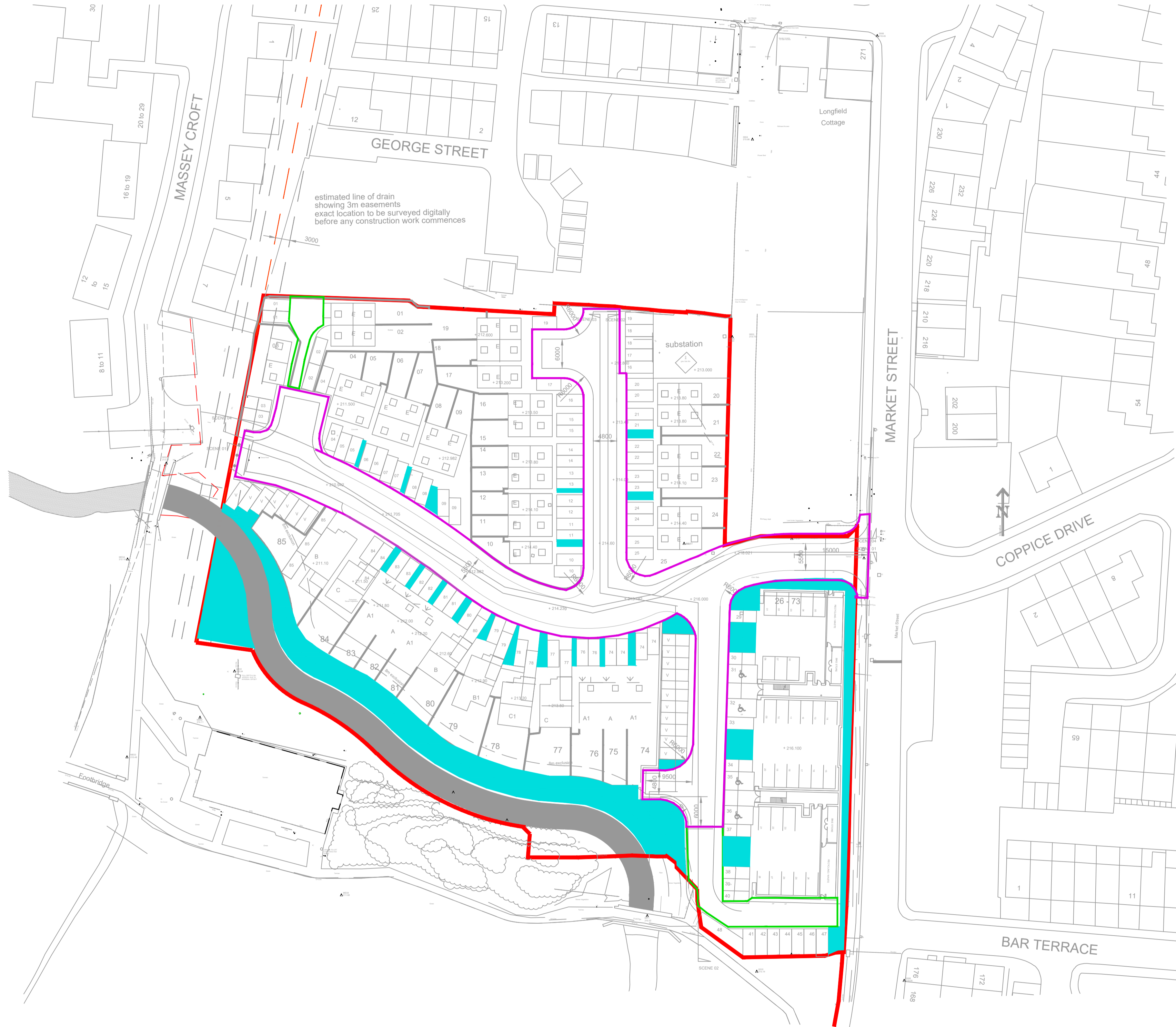
(compared to the parking standards which are set out in the Rossendale Core Strategy Appendix 1 - the development results in a shortfall of 56 spaces.

Members queried whether restricting the occupancy of the apartments to over 55s would change / reduce the car parking standard. Officers can clarify that such a restriction does not change the parking standard i.e. a 2 bedroom apartment necessitates 2 car parking spaces. However, Lancashire County Council's Highway Engineer has informally commented that *"...the expectation is that with the family unit shrinking and employment levels reducing there would be a reduction in the need for a second vehicle. Generally the age of the residents is taken as having an effect on peak hour traffic generation levels i.e. the need to travel to work is reduced."*

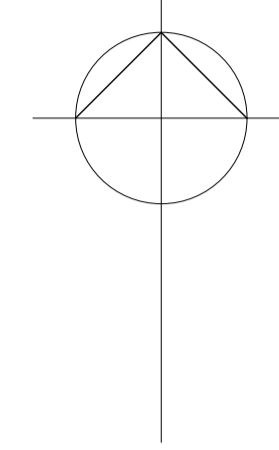
The applicants have been informed of the concerns raised by Members regarding the shortfall in parking spaces and have responded today (4/11/19) with amended plans to show an additional 17 car parking spaces within the application site. The amended plans are attached to this report. The spaces have been achieved by losing some landscaping, easing of the inward flow of the river as it enters the site and plots 74 – 85 have been reconfigured. As the amended plans were received only this afternoon, Officers have not had an opportunity to review them in detail, nor seek the views of Lancashire County Council Highways or the Environment Agency. As such Members will be updated in a Further Update Report tomorrow.

**Lauren Ashworth**  
**Principal Planning Officer**  
**04/11/2019**

DO NOT SCALE FROM THIS DRAWING



NORTH



- ▬ DENOTES ADOPTABLE AREAS
- ▬ DENOTES UNADOPTED AREAS
- ▬ LAND TO BE MAINTAINED BY MANAGEMENT COMPANY

REV C 04 2019 PLANNING DRAWING

rev	date	description



client  
KGG ASSOCIATES LTD.

job  
PROPOSED HOUSING DEVELOPMENT ALBERT /  
SUNNYSIDE MILL SITE, WHITWORTH, ROSSENDALE

title  
ADOPTED / UNADOPTED AREAS

scale	date	job no.	drawing no.	rev
1:500	21 OCT'19	WH1309	KGGD01	C

■ mollington grange, parkgate road, chester CH1 6NP ■  
 www.willacyhorsewood.co.uk  
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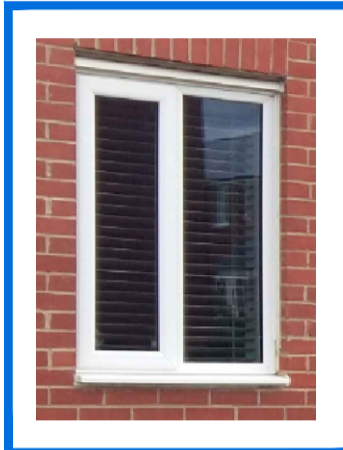
**MATERIALS**



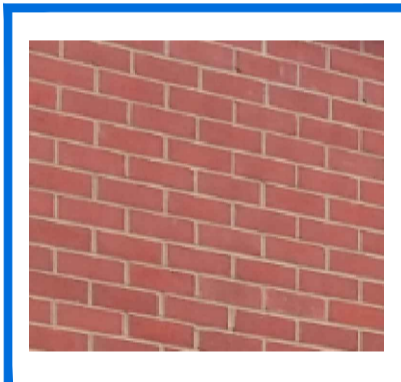
**HEADS AND SILLS TO HOUSES**  
buff coloured art stone heads and sills



**ROOFS TO HOUSES**  
artificial slate - agreed sample



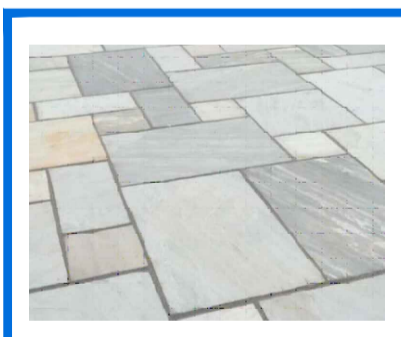
**WINDOWS AND DOORS TO HOUSES**  
white upvc windows and doors



**FACING BRICK TO ALL HOUSES**  
smooth red pressed facing brick sand coloured mortar



**ECO GRID TO DRIVEWAYS**

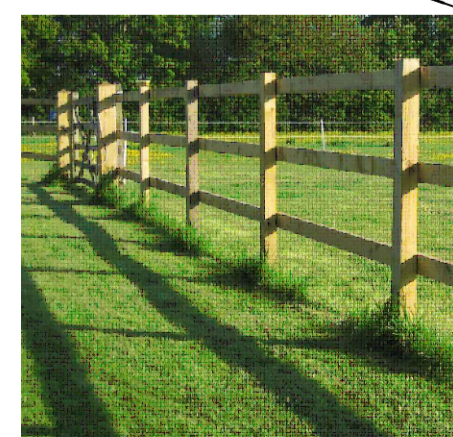


**PAVING TO PATIOS AND PATHS**  
Indian stone or equal approved paving slabs

**PLANTING KEY AREAS SHOWN THUS**

No peat based compost should be used during planting ( although some shrubs may arrive in peat base )  
Chemicals should be used sparingly and if only absolutely necessary

BORDER / SHRUB PLANTING	pot size	height	Specification
Calluna Vulgaris - heather	9cm	10-20cm	Bushy
Erica cinerea - heather	9cm	10-20cm	Bushy
Vaccinium myrtillus - bilberry	2ltr	60-80cm	Bushy - 2 breaks
Cotoneaster frigidus	3ltr	40-60cm	Branched - 2 breaks
Berberis darwinii	3ltr	30-40cm	Bushy - 4 breaks
Viburnum bodnantense	3ltr	40-60cm	Branched - 3 breaks
Mahonia sp	3ltr	40-60cm	Bushy - 2 breaks
Pyracantha	3ltr	40-60cm	leader with several laterals : 4 breaks



**TRADITIONAL POST AND RAIL FENCING WITH HEDGING TO PERIMETER**



**ECO GRID GRASSED PARKING AREAS**



DO NOT SCALE FROM THIS DRAWING

MARKET STREET

**LEGEND - SOFT WORKS**

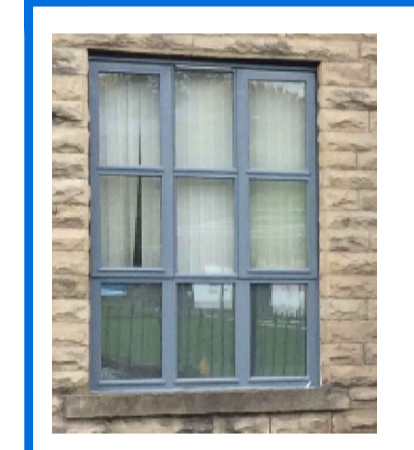
- Existing trees and vegetation to be retained  
Please refer to 3509.04 Tree Protection Plan and Arboricultural Impact Assessment for information on tree protection measures inline with BS5837:2012
- Proposed Tree Planting  
Trees to be planted around the development to mitigate for any trees losses on site and planted as 14-16cm girth Extra Heavy Standards.
- Proposed Small Growing Native Trees or Shrub Vegetation  
Trees or shrub vegetation to be planted around the brook to reinforce the vegetative corridor along the brook, planted as 10-12cm girth Selected Standards or Feathered whips.
- Proposed Grass  
To be laid as turf to front and back gardens.

**LEGEND - HARD WORKS**

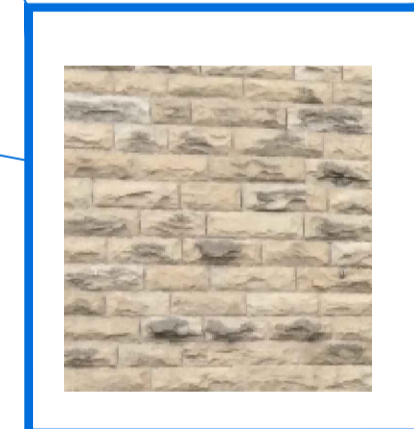
- Proposed Main Access Roads  
Black tarmacadam
- Proposed Driveways  
Block paving units laid in a random pattern with an edging detail
- Proposed Driveways in Eco Grid  
Eco Grid grassed parking areas
- Paths and Patios  
Natural coloured paving flags to be used to form the 1200 wide paths and the back garden patio areas
- Local Stone Retaining Wall  
Low retaining wall faced or finished in local stone. Please refer to Haltec's site arrangements plan for further details on levels and retaining walls around the site.
- Stone Wall Retained  
Existing stone wall retained. Suitability for retention and structural stability to engineer's report and details
- 1800 High Feather Board Fence  
1500 high feather board timber fence with a 300 high trellis panel on top to secure the back garden boundaries with timber gate to match
- Traditional 1200mm High Post and Rail Fence  
with hawthorn or Blackthorn hedging behind

**LEGEND - LEVELS**

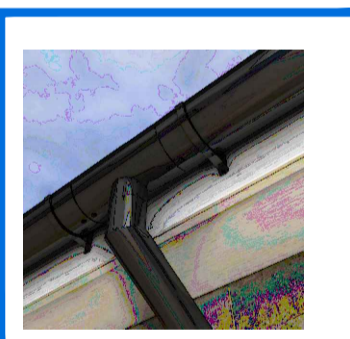
FOR ALL PROPOSED LEVELS, GRADIENTS AND RETAINING WALLS PLEASE REFER TO ENGINEER'S SITE ARRANGEMENTS PLAN WHICH HAS BEEN DRAWN UP IN CONSULTATION WITH THE LANDSCAPE ARCHITECT AND IN CONSIDERATION OF THE EXISTING TREES.



**WINDOWS AND DOORS TO APARTMENTS**  
light grey upvc windows as shown



**STONE FACING TO APARTMENTS AND RETAINING WALLS**  
proposed local stone or equal approved sample showing stone sills to match proposed local stone or equal approved sample



**RAINWATER GOODS**  
black upvc

REV B 04 NOV 2019 ADDITIONAL PARKING SPACES ADDED  
rev date description

**willacy horsewood partnership**

client  
KGG ASSOCIATES LTD.

job  
PROPOSED HOUSING DEVELOPMENT ALBERT / SUNNYSIDE MILL SITE, WHITWORTH, ROSSENDALE

title  
PROPOSED LANDSCAPING AND MATERIALS

scale date job no. drawing no. rev  
N.T.S. 21 OCT '19 WH1309 LM01 B

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SITE PLAN 1 : 500 Scale

DETAILED FOUL AND SURFACE WATER DRAINAGE SYSTEM TO BE DESIGNED BY PRIOR TO COMMENCEMENT OF WORK ON SITE

SCHEDULE

Plot 01 Type E 90.50sqM	Plot 26 Type F 68.90sqM	Plot 51 Type F 68.90sqM	Plot 76 Type A1 114.44sqM
Plot 02 Type E 90.50sqM	Plot 27 Type F 68.90sqM	Plot 52 Type F 68.90sqM	Plot 77 Type C 122.49sqM
Plot 03 Type E 90.50sqM	Plot 28 Type F 68.90sqM	Plot 53 Type F 68.90sqM	Plot 78 Type C1 121.40sqM
Plot 04 Type E 90.50sqM	Plot 29 Type F 68.90sqM	Plot 54 Type F 68.90sqM	Plot 79 Type B 128.71sqM
Plot 05 Type E 90.50sqM	Plot 30 Type F 68.90sqM	Plot 55 Type F 68.90sqM	Plot 80 Type B1 129.46sqM
Plot 06 Type E 90.50sqM	Plot 31 Type F 68.90sqM	Plot 56 Type F 68.90sqM	Plot 81 Type A1 114.44sqM
Plot 07 Type E 90.50sqM	Plot 32 Type F 68.90sqM	Plot 57 Type F 68.90sqM	Plot 82 Type A 109.07sqM
Plot 08 Type E 90.50sqM	Plot 33 Type F 68.90sqM	Plot 58 Type F 68.90sqM	Plot 83 Type C1 122.49sqM
Plot 09 Type E 90.50sqM	Plot 34 Type F 68.90sqM	Plot 59 Type F 68.90sqM	Plot 84 Type C 122.49sqM
Plot 10 Type E 90.50sqM	Plot 35 Type F 68.90sqM	Plot 60 Type F1 65.43sqM	Plot 85 Type B 128.71sqM
Plot 11 Type E 90.50sqM	Plot 36 Type F1 65.43sqM	Plot 61 Type F1 65.43sqM	
Plot 12 Type E 90.50sqM	Plot 37 Type F1 65.43sqM	Plot 62 Type F 68.90sqM	
Plot 13 Type E 90.50sqM	Plot 38 Type F 68.90sqM	Plot 63 Type F 68.90sqM	
Plot 14 Type E 90.50sqM	Plot 39 Type F 68.90sqM	Plot 64 Type F 68.90sqM	
Plot 15 Type E 90.50sqM	Plot 40 Type F 68.90sqM	Plot 65 Type F 68.90sqM	
Plot 16 Type E 90.50sqM	Plot 41 Type F 68.90sqM	Plot 66 Type F 68.90sqM	
Plot 17 Type E 90.50sqM	Plot 42 Type F 68.90sqM	Plot 67 Type F 68.90sqM	
Plot 18 Type E 90.50sqM	Plot 43 Type F 68.90sqM	Plot 68 Type F 68.90sqM	
Plot 19 Type E 90.50sqM	Plot 44 Type F 68.90sqM	Plot 69 Type F 68.90sqM	
Plot 20 Type E 90.50sqM	Plot 45 Type F 68.90sqM	Plot 70 Type F 68.90sqM	
Plot 21 Type E 90.50sqM	Plot 46 Type F 68.90sqM	Plot 71 Type F 68.90sqM	
Plot 22 Type E 90.50sqM	Plot 47 Type F 68.90sqM	Plot 72 Type F1 65.43sqM	
Plot 23 Type E 90.50sqM	Plot 48 Type F1 65.43sqM	Plot 73 Type F1 65.43sqM	
Plot 24 Type E 90.50sqM	Plot 49 Type F1 65.43sqM	Plot 74 Type A1 114.44sqM	
Plot 25 Type E 90.50sqM	Plot 50 Type F 68.90sqM	Plot 75 Type A 109.07sqM	

2 No Type A 218.14sqM
4 No Type A1 457.76sqM
1 No Type B 128.71sqM
2 No Type B1 258.92sqM
2 No Type C 244.98sqM
1 No Type C1 121.40sqM
1 No Type D 132.96sqM
24 No Type E 2172sqM
44 No Type F 2756sqM
4 No Type F1 523.44sqM
<b>TOTAL 85No 6 971.856sqM</b>

- BINS / RECYCLING SPACE
- CYCLE STORE AREA

REV B 04 NOV 2019 ADDITIONAL PARKING SPACES ADDED

rev	date	description



client  
KGG ASSOCIATES LTD.

job  
PROPOSED HOUSING DEVELOPMENT ALBERT / SUNNYSIDE MILL SITE, WHITWORTH, ROSSENDALE

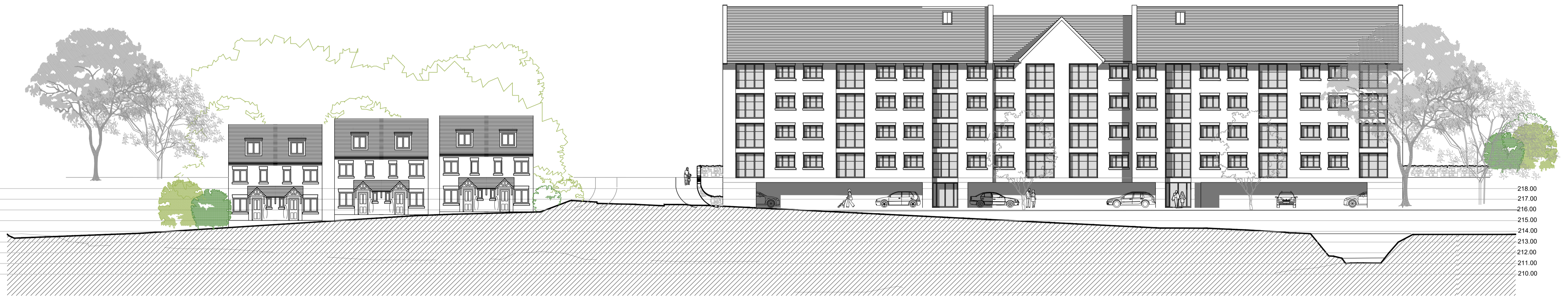
title  
SITE PLAN AND SCHEDULE

scale	date	job no.	drawing no.	rev
1:500	22 OCT '19	WH1309	KGGS01	B

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SCENE 01



SCENE 02

REV B 04 NOV 2019 PLANNING DRAWING

rev	date	description



client  
KGG ASSOCIATES LTD

job  
PROPOSED HOUSING DEVELOPMENT ALBERT /  
SUNNYSIDE MILL SITE, WHITWORTH, ROSSENDALE

title  
STREET SCENES 01 & 02

scale	date	job no.	drawing no.	rev
1:200	SEPT'18	WH1309	SS 01	B

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