

Application Number:	2020/0039	Application Type:	Reserved Matters
Proposal:	Application for reserved matters approval (layout, landscaping, appearance, scale and access) including approval of details reserved by conditions, for the erection of 30 dwellings and associated infrastructure pursuant to outline planning permission 2015/0517	Location:	Land To The North Of Johnny Barn Close Cloughfold Rossendale Lancashire
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	21 July 2020
Applicant:	Hurstwood Holdings	Determination Expiry Date:	24 July 2020
Agent:	Stantec (Mr M Gilbert)		

Contact Officer:	Lauren Ashworth	Telephone:	01706 238637
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Major
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	✓
Other (please state):	

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That Members approve the Reserved Matters and details reserved by conditions listed on page 9, subject to the additional conditions set out below.

APPLICATION DETAILS

2. SITE

The red edge application site boundary was defined at in 2018 when outline planning permission was granted for up to 30 dwellings. The site boundary extends to approximately 2 hectares and comprises an area of improved grassland with mature trees bordering Edge Lane. It is greenfield (not previously developed) in planning terms. The site is bound to the north-east by pasture land, south-east by an access track which is also a Public Right of Way (FP 185); to the south-west by Johnny Barn Close which lies within the urban boundary; and to the north-west by the existing settlement and dwellings located on Edge Lane which too is in the urban boundary. Ground levels slope down towards the southern site boundary.

Vehicular access to the site can be achieved via a vehicular access gate at the northern end of Johnny Barn Close. There are a network of Public Rights of Way (PROW) surrounding this site, however PROW FP 171 runs through the north-western corner of the site and runs up the slope to the north. PROW FP 185 runs along the south-eastern boundary of the site and leads in a northerly direction to Far Height Side.

The site lies adjacent to (not within) the northern edge of the Cloughfold Conservation Area. The site is located in the open countryside, adjacent to but outside the defined urban boundary. The land forms the westernmost part of a wider allocation for 80 dwellings in the Emerging Rossendale Local Plan (ref H60) which, if adopted, would bring this land into the urban boundary.

3. RELEVANT PLANNING HISTORY

2015/0517 - Outline residential development for up to 30 dwellings, with all matters reserved. This application was determined by the Development Control Committee on 12 December 2017 and upon execution of a Section 106 Agreement, it was approved subject to conditions on 2 July 2018.

2014/0520 - Outline application for residential development comprising 47 dwellings with all matters reserved except for access and layout (Withdrawn).

4. PROPOSAL

Following the approval of outline planning permission (ref: 2015/0517) for the erection of up to 30 dwellings on the site, the applicant now seeks approval of all reserved matters, namely: access, appearance, layout, scale and landscaping. The final scheme includes 30 no. dwellings consisting of 14 no. 3 bedroom houses, 11 no. 4 bedroom houses and 5 no. 5 bedroom houses. 9 no. of the 30 dwellings are affordable homes.

Access

Access to the site would be from Johnny Barn Close and would comprise of the extension of this existing residential estate road. It is proposed that the estate road within the site is adopted by Lancashire County Council as the Highway Authority.

Appearance

As amended, all dwellings would be constructed in random coursed natural stone, with natural slate roofs. All but nine dwellings will have working chimneys. Windows would be slim line uPVC frames in "Painswick" which is a pale green grey colour, and set in a reveal.

Layout

The dwellings would be arranged around an internal estate road, which would enter at the southern end of the site at Johnny Barn Close. Each dwelling would have in-curtilage within a driveway and 18 no dwellings have garages. All dwellings have private enclosed rear gardens.

Scale

As required by Condition 5 of the outline planning permission (ref 2015/0517), and as amended, all dwellings are two storey in height and no greater, and the specific heights (ridge and eaves) of each dwelling type are now contained on the respective house type drawings.

Landscaping

A fully detailed hard and soft landscaping scheme accompanies the application. Full details of all boundary treatments across the site are included. This includes random stone walls to the front of gardens, timber plot divisional fencing, and stone retaining walls with a hedge along the northern boundary.

In addition to the above matters, the application includes the submission of details reserved by a number of planning conditions attached to the outline consent. This includes a detailed surface water drainage scheme for the development. In this regard the application is accompanied by a Drainage Statement which identifies that it would be proposed to discharge foul water flows from the site into the existing adopted foul sewer in Johnny Barn Close. As agreed at outline stage, surface water is proposed to be discharged to the existing surface water sewer on a restricted basis within a limit of 15 litres per second, to the existing surface water sewer in Johnny Barn Close. Johnny Barn Close is understood to be at a High Risk from surface water flooding which would indicate that the groundwater emergence is an issue. To mitigate this the scheme proposes a 500mm deep interception swale immediately north of the proposed housing, across the northern curtilage. This will have a 300mm single sized stone on top of 800mm deep geocellular attenuation system. The geocellular attenuation system will then discharge at a controlled rate of 5l./sec to the main site surface water drainage system.

These matters are considered in detail in the Assessment section of this report.

5. POLICY CONTEXT

National Planning Policy Framework (2019)

Section 2	Achieving Sustainable Development
Section 4	Decision Making
Section 5	Delivering a Sufficient Supply of Homes
Section 8	Promoting Healthy and Safe Communities
Section 9	Promoting Sustainable Transport
Section 11	Making Effective Use of Land
Section 12	Achieving Well Designed Places
Section 14	Meeting the challenge of climate change, flooding and coastal change
Section 15	Conserving and Enhancing the Natural Environment
Section 16	Conserving and Enhancing the Historic Environment

Development Plan

Rossendale Core Strategy DPD (2011)

AVP3	Waterfoot, Cowpe, Lumb and Water
AVP4	Rawtenstall, Crawshawbooth, Goodshaw and Loveclough
Policy 1	General Development Locations and Principles
Policy 2	Meeting Rossendale's Housing Requirement
Policy 3	Distribution of Additional Housing
Policy 4	Affordable Housing
Policy 8	Transport
Policy 9	Accessibility
Policy 16	Protecting and Enhancing the Built Environment
Policy 17	Rossendale's Green Infrastructure
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low & Zero Carbon Sources of Energy
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements

Other material considerations

RBC Emerging Local Plan
National Design Guide
National Planning Practice Guidance
RBC Alterations and Extensions to Residential Properties SPD

6. CONSULTATION RESPONSES

Consultee	Objection (yes or no)	Conditions
LCC Highways	No	Yes
LCC Lead Local Flood Authority	No objection to Condition 15 but some additional information is required in relation to 17	No
United Utilities	No	No
LCC Public Rights of Way	No response received	
Greater Manchester Ecology Unit	No	Yes
Land Contamination Consultant	No objection but some additional information is required	
RBC Environmental Health	No	No but further comments are awaited
RBC Strategic Housing	No	No
RBC Tree Officer	No objection to details submitted in relation to Conditions 24 and 28 but comments are awaited on the landscape strategy in general	Further response awaited
RBC Operations	No	No

7. REPRESENTATIONS

To accord with the General Development Procedure Order site notices were posted on 20 March 2020 and 57 neighbour letters were sent out on 28 February 2020.

A notice was published in the Rossendale Free Press on 6 March 2020.

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Neighbours and statutory consultees were notified of subsequent amended plans during the course of the application.

53 separate objections have been received from neighbouring residents. Some of these are multiple letters from the same household, commenting on additional information submitted by the applicant. Representations can be read in full on the planning application file on the Council's website by entering ref 2020/0039. A summary of the main grounds of objection is provided below:

- Flood risk and drainage strategy.
- Inadequate separation distance between the proposed houses and Johnny Barn Cottages, including no. 10 which has a rear extension.
- Heras fencing around the site boundaries is not appropriate and wooden hoarding should be used to protect residents from dust, lighting etc during construction.
- The lay-by adjacent to 16 Johnny Barn Close is not redundant and will not be. It should not be required to be closed.
- Concern over hours of construction on a Saturday set out in the CMS are longer than permitted by condition 27 of the outline consent.
- Affect local ecology
- General dislike of proposal (this is not a material planning consideration)
- More open space needed on development
- Concern about quality of boundary treatment
- Increase in traffic
- Asbestos and land contamination

8. ASSESSMENT

Principle

The principle of residential development has been established with the approval of outline planning permission (ref: 2015/0517) on 2 July 2018 and as such, it is not necessary to revisit the principle as part of this reserved matters application.

Access

“Access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

Access to the site for vehicles would be from Johnny Barn Close and would comprise of the extension of this existing residential estate road. Lancashire County Council as the Highway Authority would adopt the internal estate road, footways and turning heads, however two private driveways, which serve plots 15-20 (inclusive), are excluded and will be maintained by a management company. This is secured by condition 8 and 10 on the outline consent.

A pedestrian gate would be installed at the turning head between plots 1 and 8 and will facilitate pedestrian linkages from the site to the PROW (FP 171) via a path. A further pedestrian gate would be installed at the south-eastern boundary of the site, to facilitate pedestrian access to the PROW (FP 185).

Appearance

“Appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Material to the determination of the application is the National Design Guide, which sits alongside the Framework with a purpose of acting as a tool to assist applicants and local authorities in the delivery of quality new development that is well-designed and well-built so that it benefits people and communities.

At the local level, Policy 23 of the Core Strategy seeks to ensure that new developments:

- *Are of the highest standard of design that respects and responds to local context, distinctiveness and character*
- *Contribute positively to local identity and heritage in terms of scale, density, layout, materials and access*
- *Protect important local and longer-distance views*
- *Use locally sourced sustainable, high quality and innovative materials appropriate for the development and its surroundings including recycled materials wherever feasible*
- *Engage with their surroundings and provide adequate natural surveillance (overlooking) for neighbouring streets and spaces*

In its original form, officers were concerned that the proposed dwellings were of a design that was not appropriate to the site’s countryside location, and failed to respond to local context and character. Working closely with the applicant’s agent, officers have negotiated a number of important changes to the appearance of the scheme including:

1. Elimination of all render from the scheme and upgrade from coursed stone to random natural stone. All roofs are in natural slate.
2. Provision of low random coursed natural stone walls to property frontages.
3. More hedge planting to replace timber fencing along the northern boundary.
4. Windows amended to a more traditional, sympathetic design and set in a deeper reveal
5. Addition of chimneys to the majority of dwellings.
6. House type footprints increased to ensure they comply with the National Space Standards.
7. All dwellings are two storey.
8. Changes to the elevations of dwellings which has resulted in a re-branding of these house types.
9. Following feedback from local residents, no access will be provided from Edge Lane to the proposed swale.
10. Street lighting columns and lanterns are now black painted and a higher quality design.

An Addendum to the Design and Access Statement has been supplied which illustrates all changes that have been made since the application was submitted and an extract is provided below to show the main changes to the elevational design and materials.

3.3 Scale, Massing & Appearance

During the planning negotiations, the following comments were made by the Local Authority planning officer with regards to the originally submitted house types:

1. Window design to be simplified using slim line frames.
2. Windows need to be set with a greater reveal.
3. Random stone to replace coursed stone.
4. Dual pitched front door canopies to replace lean to versions.
5. Chimneys to all dwellings.

In response to the above feedback, the appearance of the elevations were reconsidered along with the overall scale of the dwellings. The following changes were made and are listed below:

1. All render to be removed and random natural stonework introduced.
2. A revised specification of window style including colour and frame size has been incorporated.
3. All two and a half storey house types removed and replaced with two storey dwellings only.



A collection of the original submitted house types.

4. Chimneys have now been included.
5. Window reveal increased.
6. Dual pitch canopies to front doors have been applied where possible.

See below images for a selection of new front elevations with numbering to match the above points.



Front Elevation Front Elevation



Front Elevation Front Elevation

A collection of the revised submitted house types.

Below are examples of a selection of materials and details that are now being used on the site.



Example of garage door style



Example of Dual Door Canopy



Example of Slim Line Window



Example of natural random stonework

As amended, officers consider that the houses are now well-designed and will sit comfortably within their surroundings. The development is considered acceptable in regards to appearance and compliant with the Framework, National Design Guide and the Core Strategy in this regard.

Layout

“Layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

The dwellings would be arranged around an internal estate road, which would enter at the southern end of the site at Johnny Barn Close. Each dwelling would have in-curtilage car parking within a driveway and most dwellings have garages. All dwellings have private enclosed rear gardens.

Section 2.1 of the Alterations and Extensions to Residential Properties SPD states that the separation distance between dwellings is an important consideration to maintain adequate privacy and avoid overbearing relationships and undue loss of light and outlook. More specifically, the SPD states that a minimum of 20m should be maintained between habitable room windows in properties that are directly facing each other. It further explains that the distance will need to take into account any significant change in levels and there should be an extra 3m of distance for each 2.5m of height difference.

All proposed dwellings have been arranged to meet or exceed the 20m minimum separation distance between directly facing habitable room windows.

Plots 24-30 are located at the rear of existing houses on Johnny Barn Cottages (numbers 7-12). Here the separation distances are 24/25m and there is just less than 3m of difference between the ground levels. Officers are satisfied that this distance exceeds the guidance in the SPD. However, it is important to highlight that no. 10 Johnny Barn Cottages has a small single storey

rear extension, which serves to reduce the separation distance between it and plots 27 and 28 to 21.59m. Officers acknowledge that this is less than the 23m advised by the SPD (taking into account ground level differences), however, as the extension is single storey, and a 1.8m high timber close boarded fence will be installed in the rear garden of plots 27 and 28, officers are satisfied that the proposed dwelling will not cause undue overlooking into the rear extension of no. 10 Johnny Barn Cottages.

In conclusion, the proposed development would not have any unacceptable impact on the daylight, privacy or outlook enjoyed by the occupants of any nearby residential properties, having regard to the proposed siting, orientation and levels of the proposed dwellings.

Given the proximity of nearby residential properties and the scale of the proposed development, it is considered appropriate to include a condition restricting the hours of construction on site and this is already captured by condition 27 on the outline consent.

Scale

“Scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

Full details of the height, width and length of each dwelling and garage within the development are shown on the submitted drawings. As required by Condition 5 of the outline planning permission (ref 2015/0517), and as amended, all dwellings are two storey in height and no greater, and the specific heights (ridge and eaves) of each dwelling type are now contained on the respective house type drawings.

The scale of the dwellings at two storey is appropriate for this site, and is compliant with Condition 5 of the outline consent, which prohibits dwellings greater than two storey in height.

Landscaping

“Landscaping” includes (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

A fully detailed landscaping scheme accompanies the application, which provides for the planting of trees, native shrubs, hedges, climbers and lawns. Comments from the Council’s Tree Officer towards the landscaping scheme in general have identified some areas of clarification that are needed particularly in relation to the northern boundary, before the landscaping matter can be approved. An amended plan has been provided to address these matters, and further comments are awaited from the Tree Officer.

The Tree Officer has confirmed that the scheme is acceptable with regards to the planting of native hedgerows and tree planting as required by condition 24 of the outline planning permission.

As amended, hard landscaping details include Tegula block paving to the driveways and rumble strips within the adopted highway. All roads and pavements would be black tarmac.

Full details of proposed boundary treatments across the site have been submitted for approval and officers have successfully negotiated improvements in this regard. The scheme now includes random stone walls to the front of plots which reflects boundary treatment in the locality including at Johnny Barn Cottages.

Members will note that condition 3 of the outline consent required natural stone walling to be used around the perimeter of the site, the reason being to ensure a visually satisfactory form of development. Members will note that the latest boundary treatment details do not provide a stone boundary wall around the perimeter. Instead, Officers have worked closely with the applicants taking a holistic approach to the quality of the dwellings themselves, the landscaping and the boundary treatments. Rather than insist upon a stone wall to the entire perimeter where it would not be largely seen from outside of the site boundary, (including the southern and western boundaries) Officers consider it would more effective to limit it to the locations that would have the most visual benefit. This includes a stone wall with planting along the northern boundary. In addition, low random stone walls are proposed to the front of the majority of the front gardens to create a high quality street scene with landscaping. Officers considered it inappropriate to erect a stone wall along the full eastern boundary as this would create an imposing and stark line to the countryside beyond, whereas a 1.2m stock proof fence will create a softer appearance. Overall, Officers consider that the boundary treatment is high quality where it needs to be and where it will have most visual benefit, and therefore notwithstanding the details not falling within strict accordance with condition 3, the reason for the condition has not been undermined.

As amended, and subject to final comments from the Tree Officer, the proposed landscaping scheme will create a high quality appearance to the development, which incorporates sensitive boundary treatments and native planting to ensure that the development is a compatible as possible with its surroundings.

Approval of details reserved by conditions on the outline approval

A number of conditions on the outline approval (ref: 2015/0517) were worded as such to give the Applicant the option of submitting information to seek discharge of those conditions with this reserved matters application or by way of specific discharge of conditions applications. Those which the applicant is applying to discharge now are listed below highlighted.

Condition	Matter	Status
1	Landscaping	An amended plan has been provided to the Tree Officer to address the outstanding matters and comments are awaited. Any update will be presented to Members in an Update Report.
3	Boundary treatments	Submitted details are approved
4	Materials	Submitted details are approved
5	Storey heights	Submitted details are approved
6	Construction method statement	Awaiting comments from LCC Highways and Environmental Health and will be presented to Members in an Update Report.
7	Details of provision of a bus shelter	The Applicant has submitted these and comments are awaited from LCC Highways. Members will be updated in the Update Report.
9	Engineering details of proposed streets (and amended lighting	Awaiting comments from LCC Highways

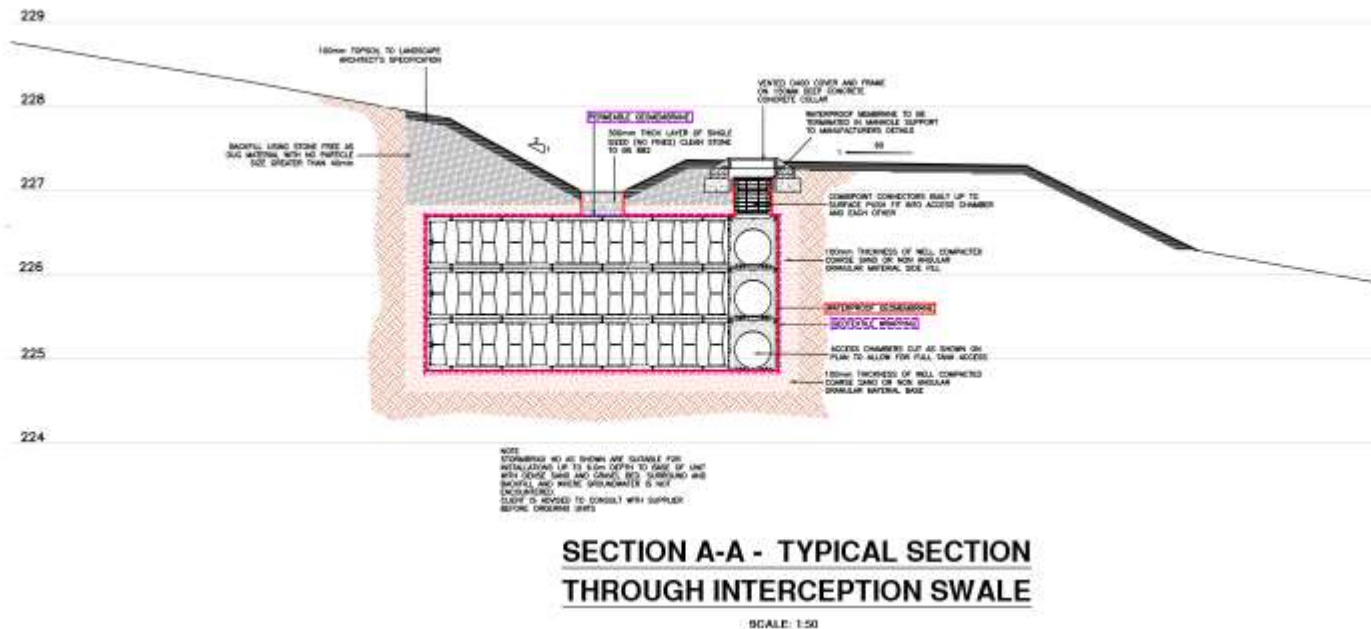
	design)	
11	Contaminated land remediation strategy	An initial response from the relevant officer confirmed that the submitted strategy was insufficient to discharge the condition. The applicant has submitted an amended strategy, which is under consideration. Comments from the officer will be provided within an Update Report.
12	As above	As above
15	Surface water drainage scheme	Submitted details are approved
17	Management and maintenance plan for the drainage system	Not discharged – further information to be submitted by the applicant imminently. Any comments from the LLFA will be presented in an Update Report
20	Location of affordable housing	Submitted details are approved
21	Badger survey	Submitted details are approved
24	Statement of biodiversity measures	Submitted details are approved subject to a condition securing their implementation
28	Tree survey	Submitted details are approved subject to a condition requiring the tree protection measures to be fully implemented

Proposed drainage strategy

Members will note from the table above that the application is seeking to discharge the surface water drainage conditions (15 and 17) attached to the outline planning consent, and that the proposed drainage strategy comprises the following key elements:

- Discharge foul water flows from the site into the existing adopted foul sewer in Johnny Barn Close.
- As agreed at outline stage, surface water is proposed to be discharged to the existing surface water sewer on a restricted basis within a limit of 15 litres per second, to the existing surface water sewer in Johnny Barn Close.
- A 500mm deep interception swale (a swale is linear depression which leads surface water to a storage or discharge system i.e. it provides temporary storage for water and reduces peak flows) is proposed immediately north of the proposed housing.
- This will have a 300mm single sized stone on top of 800mm deep geocellular attenuation system. The geocellular attenuation system will then discharge at a controlled rate of 5l./sec to the main site surface water drainage system.

A cross section is provided below:



Members will note that a significant number of objections have been received from local residents, particularly of Johnny Barn Cottages, Johnny Barn Close and Edge Lane. Many of the objections relate to flooding, and the proposed surface water drainage strategy. Members will be aware from the outline application that residents have provided photographic evidence of flooding in the past.

Officers are required to consult United Utilities and the Lead Local Flood Authority at Lancashire County Council in relation to drainage, and are guided by their advice. United Utilities has now confirmed that they are supportive of the proposed drainage strategy and the Lead Local Flood Authority (LLFA) has raised no objection to the strategy, confirming that condition 15 of the outline consent is satisfied. The LLFA has not agreed to the discharge of condition 17 (details of management and maintenance of the for the drainage scheme) at this point, however, the applicant is working to provide the outstanding information in this regard and Members will be updated on this matter within the Update Report.

On this basis, and as set out in the table above, Officers recommend that condition 15 be discharged.

Conclusion

Members will note from this report that the reserved matters of access, appearance, layout and scale are recommended for approval. The Tree Officer has raised some points that require further clarification before the landscaping matter can be approved.

As part of this application, the applicant has submitted details reserved by a number of the pre-commencement planning conditions attached to the outline consent (ref 2015/0517) and the up to date position at the time of report writing is set out in the table on page 9 and 10 of this report. Condition 2 lists all submitted details but Members should note that some of the documents and drawings may be updated in the update report following further comments from consultees.

Subject to planning permission, it is the applicant’s intention to commence development in August 2020 and as such they are working to address the outstanding issues raised by consultees prior to committee on 21 July 2020. Officers will provide a full update to Members on the status of the conditions, and the landscaping reserved matter, within the Update Report.

9. RECOMMENDATION

That Members approve the Reserved Matters and details reserved by conditions listed on page 9, subject to the additional conditions set out below.

10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of two years from the date of this permission.

Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:

Drawing / Document	Drawing Number / Date
Addendum Design & Access Statement	
Boundary Treatment Plan	HH/JBC/BTP/01 G
Boundary Treatment Details	HH/JBC/BTD/01 A
Colour Site Layout	HH/JBC/CSL/0 E
Detailed Site Layout	HH/JBC/SL/01 N
Garages	HH/JBC/HT/GAR B
Door & Window Reveal Details	HH/JBC/WD/01 A
House Type D	HH/JBC/HT/D C
House Type H	HH/JBC/HT/H D
House Type J	HH/JBC/HT/J C
House Type N	HH/JBC/HT/N C
House Type Q	HH/JBC/HT/Q C
House Type T	HH/JBC/HT/T D
House Type V	HH/JBC/HT/V C
House Type W	HH/JBC/HT/W D
Materials Plan	HH/JBC/MLP/01 G
Site Sections	HH/JBC/SS/10 A
Storey Heights Plan	HH/JBC/SHP/01 G
Waste Management Plan	HH/JBC/WMP/01 G
Arboricultural Impact Assessment	
Pre-development Badger Survey to discharge Planning Condition 21	23 June 2020
Landscape Proposals	5793.01 Rev E
Biodiversity Statement	Rev B
Plans relating to Condition 7	
Proposed bus stop general arrangement plan	49359-STN-GEN-000-DR-D-0002 P03
Proposed access general arrangement plan	49359-STN-GEN-000-DR-D-0001 P01
Plans relating to Condition 9	
Typical Road Construction detail.	07 TYPICAL ROAD CONSTRUCTION DETAILS 07-1 (1)
Road and Main Drainage Layout 1	02 DETAILED DESIGN DRG 02-1(A)

Road and Main Drainage Layout 2	02 DETAILED DESIGN DRG 02-2(A)
Road Levels and Contours	02 DETAILED DESIGN DRG 02-4(A)
External Works Drawing No 1	12 EXTERNAL WORKS 12-01A
External Works Drawing No 2	12 EXTERNAL WORKS WIP 12-02A
External Works (Site Section 1)	12 EXTERNAL WORKS-12-03(A)
External Works (Site Section 2)	12 EXTERNAL WORKS-12-04(A)
Street Lighting Design by Harttron.	21530-D-01A (S38 lighting design)
Documents relating to Condition 15	
Road and Main Drainage Layout 1	02 DETAILED DESIGN DRG 02-1(A)
Road and Main Drainage Layout 2	02 DETAILED DESIGN DRG 02-2(A)
Flood Routing Plan.	09 FLOOD ROUTING PLAN-09-1
Interception Swale Detail.	10 INTERCEPTION SWALE DETAILS 10-1B (1)
Drainage Statement.	DRAINAGE STATEMENT FOR LAND AT JOHNNY BARN FARM
Means of access and maintenance interception swale.	11 MEANS OF ACCESS AND MAINTENANCE INTERCEPTION SWALE-11-1A
External works Drawing No 1	12 EXTERNAL WORKS 12-01A
External works Drawing No 2	12 EXTERNAL WORKS WIP 12-02A
Johnny Barn Programme of works.	JBF Programme - Planning Condition 15 rev a
Documents relating to Condition 17	
SUDS Maintenance and Management Plan	Johnny Barn Farm - SUDS Management Maintenance Plan (Condition 17)
Means of access and maintenance interception swale.	11 MEANS OF ACCESS AND MAINTENANCE INTERCEPTION SWALE-11-1A

Reason: To ensure the development complies with the approved plans and submitted details.

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Class F) or any subsequent re-enactment thereof no hardsurfacing shall be constructed over the front gardens, and no stone boundary walls within front gardens shall be removed, as shown on the approved plans.

Reason: To protect the visual amenities of the development.

- The garages hereby approved shall be kept freely available for the parking of cars and shall not be converted or altered to form an additional room within the dwelling without the submission and grant of a planning permission for that purpose by the Local Planning Authority.

Reason: To ensure adequate off street parking is maintained.

- No dwelling shall be occupied until a facility to permit the recharge of an electrical battery-powered vehicle has been installed at that dwelling. Unless otherwise required by the location the installation(s) shall comply with IEE regulations, IEC 61851-1 Edition 2, and BSEN 62196-1. The facility shall be so retained thereafter.

Reason: In the interests of sustainable development.

6. The pedestrian gate between plots 7 and 8 on the northern boundary and to the front of plot 18 on the south-east boundary shall be installed prior to occupation of any dwelling, and retained as approved thereafter.

Reason: To ensure the site has permeability and linkages to the network of Public Rights of Way.

7. The development shall be carried out in strict accordance with the measures set out in the Biodiversity Statement.

Reason: In the interests of biodiversity enhancements.

8. The development shall be carried out in strict accordance with the tree protection measures set out in the Arboricultural Impact Assessment.

Reason: In the interests of visual amenity and biodiversity enhancements

9. All hard and soft landscape works as shown on the approved Landscape Proposals plan shall be carried out within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

11. INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adop ted

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did engage in pre-application discussions.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

2. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal.

Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Environment Directorate for further information by telephoning the Developer Support Section on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk