

UPDATE REPORT 17 JULY 2020

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 21 JULY 2020

Item B1 2020/0039 Johnny Barn

Reserved matters

Landscaping

The applicant has submitted an amended Landscape Proposals drawing (Rev F), a Stock Proof Fence drawing and a revised Biodiversity Statement (Rev C) which have been reviewed by and approved by the Council's Tree Officer. In the event that Members resolve to grant permission, these drawings need to be added to the list of approved drawings and documents.

All reserved matters are now addressed and recommended for approval.

Discharge of planning conditions

Members will be aware the applicant has taken the opportunity to discharge a number of the planning conditions attached to the outline consent as part of this reserved matters application (as opposed to submitting separate discharge of condition applications). Members will also note that at the time of report writing, the case officer highlighted a number of conditions that were not ready to be discharged, but where the agent was liaising with officers and consultees to address outstanding matters. The update in relation to these is as follows:

- Condition 6 – the Highway Engineer has confirmed that the Construction Method Statement is acceptable. Comments are awaited from the Council's Environmental Health Officer.
- Condition 7 – the Highway Engineer has confirmed that the submitted plans relating to the site access and bus shelter are acceptable and approved.
- Condition 9 – The Highway Engineer has confirmed that the submitted plans relating to engineering details of proposed streets (and amended lighting design) are acceptable.
- Condition 11 – the Council's Contaminated Land Officer has provided further comments which are with the applicant to address. The applicant provided an updated Remediation Strategy on 16 July 2020 and comments are awaited from the Contaminated Land Officer. If comments are received prior to Committee, they will be reported in a Further Update.

- Condition 14d - The applicant has submitted a Condition 14(d) – Excavation and Pre-Construction Method Statement which has been sent to the LLFA for comment. Comments from the LLFA are awaited and will be reported in a Further Update if received prior to Committee.
- Condition 17 – as above. Further information provided to the LLFA and a response is awaited.

Other matters

United Utilities are due to issue a full response to the application on Monday in order to add detail to their confirmation email that they have no objection to the proposed drainage strategy. This will be summarised within the Further Update.

Conclusion

The officer's recommendation to committee to grant planning permission for the reserved matters as set out in the report remains. The list of final approved drawings and documents will change to reflect amendments that have taken place since the report was published, and will be set out in a Further Update on Tuesday morning.

Item B2 2019/0596 Wavell House, Helmshore

Members will note that at the time of report writing, the Lead Local Flood Authority (LLFA) had not provided a consultation response. On 13 July 2020 the LLFA released a response confirming they have no objection to the proposed development, subject to a planning condition requiring the submission of a full surface water drainage scheme as follows:

“No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

a) Final sustainable drainage layout plan appropriately labelled to include:

- *Pipe/structure references*
- *Dimensions*
- *Design levels*
- *Finished Floor Levels (FFL) at a minimum of 173.26m AOD or 150mm above surrounding ground levels, whichever is highest (as per the Recommendations in the submitted Flood Risk Assessment – 12564-FRA & Drainage Strategy-01 15/11/2019) with adjacent ground levels for all sides of each plot to confirm minimum difference for FFL.*

b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate (which has been calculated at 1in1yr rate of 5.8l/s litres per second for the site as per the submitted Flood Risk Assessment – 12564-FRA & Drainage Strategy-01 15/11/2019). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change (pre & post development), volume of attenuation required (post development)) with allowance for urban creep, to include summary of permeable/impermeable areas of site used within calculations, and return period summary of critical results by maximum levels.
- d) Evidence of agreement with relevant authority responsible for the point of discharge for the proposed surface water sustainable drainage scheme that permission has been granted to discharge there.
- e) Plan identifying areas contributing to the drainage network.
- f) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
- g) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- h) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates.
- i) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable.
- j) Construction phase surface water management plan to include how surface water and pollution prevention will be managed during each phase of construction. The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons

1. To ensure that the final drainage designs are appropriate following detailed design investigation. 2. To ensure that the proposed development can be adequately drained. 3. To ensure that there is no flood risk on or off the site resulting from the proposed development 4. To reduce the flood risk to the development as a result of inadequate maintenance. 5. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system. 6. To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere. 7. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

Subject to this additional condition, Officers' recommendation of approval is unchanged.

Item B8 2020/0198 Land South of Holme Cottages, Cowpe

Since publication of the Committee report, officers have liaised with the applicant to secure an amendment to the proposed hard landscaping of the development. Amended plans have now been received showing that the proposed block paving and tarmac driveways will be replaced with 600mm x 600mm natural stone flag

paving around the houses, and porous Tobermore Hydropave Tegula block paving to the driveways.

Officers consider that the above amendments will improve the appearance of the development, making it more sympathetic to the context of the site within the countryside.

Officers' recommendation on the application is unchanged, but it is proposed that conditions 2 and 12 are updated to read as follows:

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

- *Application Form*
- *Site Location Plan (2751-01-D01)*
- *Hydraulic Report and Flood Risk Assessment (2018-200-02 REV B)*
- *Housetype Plot 01 Plans & Elevations (1948BEB/CVC/HT01 REV. C)*
- *Housetype Plots 2 & 3 Plans (1948BEB/CVC/HT02 REV. C)*
- *Housetype Plots 2 & 3 Elevations (1948BEB/CVC/HT03 REV. C)*
- *Housetype Plot 4 Plans & Elevations (1948BEB/CVC/HT04 REV. C)*
- *Highways and Drainage Layout (30436_1A)*
- *Landscape and Planting Plan (LP01 Rev. A)*
- *Proposed Site Layout and Location Plan (1948BEB/CVC/PL01 REV. A)*
- *Site Layout and Streetscene (1948BEB/CVC/PL02 REV. A)*

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

12. No development shall take place until full details (including a 1m x 1m sample panel of stone and other physical samples all to be displayed on site) of the proposed facing and roofing materials for the dwellings, and the proposed block paving and flagging, have been submitted to and approved in writing by the Local Planning Authority.

The stone used in the elevations of the dwellings shall be natural coursed stone, and the roofs shall be constructed of natural blue slate.

The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and securing a high-quality appearance for the development.

Item B9 : 2020/0169 - Woodland View, Back Lane, Rising Bridge

The Agent in respect of this application, for erection of an agricultural livestock building, has commented on objections from residents of Belgrave Street as follows :

1. The application is not for a turkey farm but for one shed for turkeys, measuring 8.5m by 4.9m. It is very modest in size and would be located on an existing agricultural site.

2. It is at some considerable distance from the complainants and is small in scale, such that I foresee no issues of noise, smell or vermin infestation affecting them.
3. The highways authority has raised no objection. Any extra traffic associated with the proposed turkey shed is likely to be minimal in the extreme.
4. The applicant's site is not the only site with access from Belgrave Street. The applicant denies that his activities have led to, or will lead to, speeding traffic along Belgrave Street or that his journeys take place regularly at unsocial hours. If such things do occur then it is not down to him.

The Agent has also indicated that he does not agree to the landscaping and boundary treatment condition - he considers it to be unreasonably excessive in relation to the proposal for a very small building and the existing fencing having been in situ now for several years.

When the Council granted permission to Application 2018/0512, for erection of a stable block, it was subject to a condition that sought to address the matter of the inappropriate fencing which had been erected in a manner that did not require the applicant to submit a further application for approval of details of hard-landscaping and boundary treatment. This Condition was the subject of an Appeal and the Inspector concluded :

"...having regard to the site's prominent location within the Green Belt/countryside, I consider that a varied landscape and boundary treatment condition would be necessary and relevant to planning and to the development being permitted, to safeguard the essentially open and rural character of the area."

The agricultural building for which permission is now sought will be appreciably nearer to Back Lane than the stable building, making it all the more important that the issue of inappropriate fencing is addressed if this building proceeds and the Condition imposed in respect of Application 2018/0512 by the Inspector does not kick-in as the partially-built stables are not completed.

Mike Atherton
Planning Manager
17/07/2020