

UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 8 DECEMBER 2020**

Item B1 (2020/0160) Land at Park Road, Helmshore

Since publication of the Committee report, a further letter of objection has been received from a local resident. The objection raises the following points:

- Where will the cars that currently park on the site go to park once the development is underway?
- Who will be responsible for allocating and maintaining the proposed parking spaces on Park Road for existing residents?

There is no evidence before officers to suggest that there is any public right to park cars on the site. As such, it is likely that the land owner at any point could close the site and request that the cars that currently park there no longer do so.

It is understood that the car parking spaces proposed for residents' parking on Park Road would be privately maintained, and their allocation to residents would be subject to a private agreement / transfer between the developer and interested residents. It is beyond the scope of the planning process to oversee the transfer of ownership of the spaces. However, Condition 23 contained within the Committee report requires that:

“Prior to the commencement of the development the five parking spaces on Park Road for residents of Park Road shall be constructed and laid out to the approved plans. The parking spaces shall be kept available thereafter for the parking of vehicles.”

It is considered by the Local Highway Authority that the provision of the spaces on Park Road (secured in perpetuity by the above condition) will help to lessen the impact of the loss of the current car parking on the site, which as mentioned above does not appear to be a public car park in any case.

Having regard to all of the above, there are no proposed changes to the recommendation in the Committee report or the proposed conditions.

Item B2 (2020/0378) Land South of Commercial Street, Loveclough

Since publication of the Committee report, the applicant has submitted revised plans for the house types on plots 16-18, in order to ensure that the proposed scheme fully aligns with the affordable housing tenure mix suggested by the Council's Strategic Housing team.

It is considered that the revised plans are acceptable, and therefore it is proposed to amend Condition 2 to include the revised drawing numbers.

It is now proposed that Condition 2 would read as follows:

The development shall be carried out in strict accordance with the following unless otherwise required by the conditions below:

- *Application form*
- *Site Layout (01 P11)*
- *Site Sections (19111_11_P6)*
- *Materials Layout (05 Rev. P5)*
- *Drainage Feasibility DRG1 (19151/01/1 C)*
- *Drainage Feasibility DRG2 (19151/01/2 C)*
- *Feasibility Levels Proposals DRG1 (19151/02/1 I)*
- *Feasibility Levels Proposals DRG2 (19151/02/2 I)*
- *Arboricultural Report and Impact Assessment (AWA3368.B)*
- *Ecological Letter of Support (ERAP 2018-283C)*
- *Boundary Treatment Layout (06 P6)*
- *Boundary Treatment Details (07 A)*
- *Bungalow – Floor Plans and Elevations (HT_01A)*
- *2B4P Mews 3 Block – Floor Plans (HT_02A)*
- *2B4P Mews 3 Block – Elevations (HT_03A)*
- *2B4P Mews 4 Block – Floor Plans (HT_04A)*
- *2B4P Mews 4 Block – Elevations (HT_05A)*
- *2B4P and 3B5P Mews – Floor Plans (HT_06B)*
- *2B4P and 3B5P Mews – Elevations (HT_07B)*
- *Elgar – Natural Stone / Render (HT_08A)*
- *Elgar – Natural Stone (HT_09A)*
- *Austen – Floor Plans and Elevations (HT_10A)*
- *Brunel – Floor Plans and Elevations (HT_11A)*
- *3B6P Natural Stone / Render (HT_12A)*
- *3B6P Natural Stone / Render (HT_13A)*
- *3B6P Natural Stone (HT_14A)*
- *Nelson Natural Stone / Render (HT_15A)*
- *Nelson Natural Stone (HT_16A)*
- *Livingstone Floor Plans (HT_17A)*
- *Livingstone Natural Stone / Render (HT_18A)*
- *Livingstone Natural Stone – Elevations (HT_19A)*
- *Shakespeare Natural Stone / Render (HT_20A)*
- *Shakespeare Natural Stone (HT_21A)*
- *Dickens Plot 07 – Floor Plans (HT_22A)*
- *Dickens Natural Stone Plot 07 – Elevations (HT_23A)*
- *Dickens Natural Stone Plot 76 – Floor Plans and Elevations (HT_24A)*
- *4B8P Floor Plans (HT_25A)*
- *4B8P Natural Stone / Render (HT_26A)*
- *Nightingale Floor Plans (HT_27A)*
- *Nightingale Natural Stone / Render (HT_28A)*
- *Nightingale Natural Stone (HT_29A)*
- *Wordsworth Natural Stone (HT_30A)*
- *Bronte Floor Plans (HT_31A)*

- *Bronte Natural Stone / Render (HT_32A)*
- *Bronte Natural Stone (HT_33A)*
- *Churchill Floor Plans (HT_34A)*
- *Churchill Natural Stone (HT_35A)*
- *Cromwell Natural Stone (HT_36A)*
- *Wellington Floor Plans (HT_37A)*
- *Wellington Natural Stone (HT_38A)*
- *Garage Details Render (HT_39A)*
- *Garage Details Stone (HT_40A)*
- *Road Adoption Plan (10 P3)*
- *Hard Landscape Plan 1 of 2 (N0702(90)001B)*
- *Hard Landscape Plan 2 of 2 (N0702(90)002B)*
- *Soft Landscape Plan 1 of 2 (N0702(96)001B)*
- *Soft Landscape Plan 2 of 2 (N0702(96)002B)*

Reason: *For the avoidance of doubt.*

No other changes are proposed to the recommendation or conditions in the Committee report for this item.

Mike Atherton
Planning Manager
4 December 2020