

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 21st March 2023

Present: Councillor Procter (Chair)
Councillors James Eaton, Hodgkiss (sub for Cllr Steen), Kenyon, McInnes, MacNae, Morris (sub for Cllr Pendlebury), M Smith and Woods

In Attendance: Mike Atherton, Head of Planning
James Dalgleish, Principal Planning Officer
Claire Bradley, Senior Planning Officer
Caroline Callow, Senior Planning Officer
Storm Grimshaw, Senior Planning Officer
Yasmin Ahmed, Principal Legal Officer
Sattar Hussain, Legal Officer

Also Present: Councillors Ashworth, A Barnes and Oakes
17 members of public
1 member of the press

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Steen (Councillor Hodgkiss subbing) and Councillor Pendlebury (Councillor Morris subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 17th January 2023 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Councillor Morris declared an interest in item 7/B3.

4. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

PLANNING APPLICATIONS

The Chair noted that the planning officers would be outlining the main points of the application and any relevant additional information. She noted that the committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

**5. APPLICATION NUMBER 2022/0587 – 1 HELMSHORE ROAD, HASLINGDEN
CHANGE OF USE FROM SUI GENERIS TO RESIDENTIAL HOUSE AND PARKING AND
GARDEN SPACE (ITEM B1)**

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

There were no registered speakers on this particular item.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- The location of council land.
- Land put back into use.

Clarification was provided on the points raised.

A proposal was moved and seconded to grant the application as per the officer's recommendation, subject to the conditions set out in the report.

Moved: Councillor Eaton

Seconded: Councillor Kenyon

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:
Application form signed and dated 22/11/2023
Location Plan received 24/11/2023
Drawing 6453-01 Existing Layouts received 24/11/2023
Drawing 6453-10 Proposed Plans and Elevations including window detail received 24/11/2023
Drawing 6453-11 Proposed site Plan received 24/11/2023
3. Prior to the first occupation of the building a scheme for the enhancement of the biodiversity of the site shall be submitted to and approved in writing by the Council and shall be implemented in full before the house is first occupied.
4. Prior to the first occupation of the building further details of the proposed timber gates shall submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
5. No part of the development hereby approved shall be occupied until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority. Works shall include, but not be exclusive to, the construction of the access to an appropriate standard, including a minimum width of 4.5m, radius kerbs and buff coloured tactile paved dropped pedestrian crossings both sides of the access.
6. The proposed development should not be brought into use unless and until the parking area shown on the approved plans has been constructed, laid out and surfaced in bound porous

materials. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling, and the manoeuvring area maintained free from obstruction for the lifetime of the development.

7. Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.
8. Prior to first occupation of the approved development secure, covered cycle storage for at least two cycles shall be provided in accordance with a scheme to be approved by the Local Planning Authority and permanently maintained thereafter.
9. Construction works shall not be permitted outside the following hours-
Monday to Friday 08:00 to 18:00
Saturday 08:00 to 13:00
Construction shall not take place on Sundays or Bank or Public Holidays.
Access and egress for delivery vehicles shall be restricted to the working hours indicated above.

**6. APPLICATION NUMBER 2022/0063 – 5 PHILIPS ROAD, WEIR, BACUP
SINGLE STOREY GABLE EXTENSION TO EXISTING DORMER DUNGALOW (ITEM B2)**

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

There were no registered speakers on this particular item.

Members did not have any questions for clarification.

A proposal was moved and seconded to grant the application as per the officer's recommendation, subject to the conditions set out in the report.

Moved: Councillor Eaton

Seconded: Councillor Kenyon

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with the following:
 - Planning application forms signed and dated 02/02/23.
 - The submitted plans:

- o Existing and Proposed Plans and Elevations drawing No. 2022/87-01 Rev B received 03/02/2023;
- o Location Plan received 03/02/2023;

3. No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans and that match the existing dwelling.

COUNCILLOR MORRIS LEFT THE ROOM FOR THE FOLLOWING ITEM

7. APPLICATION NUMBER 2022/0489 – LAND TO THE REAR OF 41 HIGHFIELD PARK, HASLINGDEN

PART RETROSPECTIVE PLANNING SUBMISSION FOR THE ERECTION OF 2NO. DETACHED DWELLINGS WITH ASSOCIATED PARKING AND LANDSCAPING AT A SITE TO THE NORTH OF 41 HIGHFIELD PARK, HASLINGDEN. THE PROPOSALS ALSO INCLUDE AN INTERLOCKING CONCRETE RETAINING WALL DRESSED WITH TIMBER FENCING (ITEM B3)

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

Ms Lord spoke in relation to the application, suggesting the inclusion of conditions and restrictions.

Members asked questions for clarification purposes only.

Mr Gee spoke for the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Current Construction Management Statement (CMS).
- Condition 11.
- Adding points raised by Ms Lord into the current CMS.

Clarification was provided on the points raised.

A proposal was moved and seconded to grant the application as per the officer’s recommendation, subject to the conditions set out in the report and adding additional points to the Construction Management Statement condition.

Moved: Councillor Procter

Seconded: Councillor MacNae

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
8	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following plans and documents unless otherwise required by other conditions:

241-EX-01 Location and Site Plan submitted 4/10/22
241-PL-201 Plot 1 Proposed Elevations submitted 4/10/22
241-PL-100 Plot 1 Floor Plans submitted 4/10/22
241-PL-101 Plot 2 Floor Plans submitted 4/10/22
241-PL-201 C Plot 2 Proposed Elevations submitted 29/12/22

3. The development shall be constructed utilising the following materials:
Marshall grey weathered stone
Spanish sobrano slates
Black woodgrain pvc windows with stone cills.
4. Notwithstanding the details submitted to date a scheme for the landscaping of the site including all hard landscaping, gates, walls, and fences and all soft landscaping works shall be submitted and approved in writing by the Local Planning Authority prior to any further works being carried out on the site. The hard landscaping works as agreed shall be undertaken before the first occupation of the dwellings and the soft landscaping shall be implemented in full within the first planting season following the substantial completion of the development. Any trees, bushes, shrubs or plants forming part of that scheme which, within a period of 5 years from the completion of those works, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with replacement planting of similar size and species.
5. No construction work shall be carried out on the site until all the retained trees within or overhanging the site as shown on the Tree Protection Plan, have been protected. Such protection shall be installed in accordance with the specification described in the AIA document, in the positions as shown at Tree Protection Plan, and shall remain until all development is completed and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.
6. The development hereby approved shall be carried out in accordance with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement.
7. The Biodiversity Enhancement Measures prepared by Simon Brain shall be implemented in full prior to first occupation of the development.
8. The gas protection measures to be incorporated in the scheme must be submitted to and approved in writing by the Local Planning Authority in order to determine the most appropriate gas protection measures to be incorporated in the scheme. The submission must include a verification plan setting out the information that will be provided in order to satisfy condition 10. The development shall be carried out in accordance with the approved measures.
9. Prior to the first occupation of the dwellings hereby approved, a verification report, which validates that all remedial works on the site have been undertaken and completed in accordance with those agreed with the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority.

10. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 10205-AWK-V1-00-DR-S-001-S2, Rev P02 - Dated 02.09.2022 which was prepared by AWK Engineering. For the avoidance of doubt surface water must drain at the restricted rate of 5l/s.
11. Notwithstanding the details submitted in the Construction Method Statement Revision C and prior to any further work being undertaken on the site the applicant shall submit details of the following:
 - Location of proposed on street parking.
 - Location where delivery vehicles can park prior to delivering to the site.
 - Name and contact details of a Liaison Officer to advise residents and to resolve issues
 - Details of how residents will be advised that local streets will be blocked.The proposed details shall be agreed in writing and together with the Construction Method Statement fully complied with throughout the construction period of the development.
12. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.
13. The proposed parking and turning areas shown on approved drawing number 241-PL-102 B shall be made available for use prior to first occupation of either of the dwellings hereby permitted, and shall thereafter be maintained and kept freely available for use as such.
14. Prior to first occupation of the dwellings hereby approved details of a scheme to improve / repair the access road and footway between the application site and the point where the access road meets Highfield Park cul de sac (including the provision and servicing of gullies), along with a timetable for undertaking the works, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details and timetable.
15. The proposed dwellings shall each be provided with an electrical supply suitable for charging an electric motor vehicle. It shall have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle.
16. The measures as detailed in the Land Stability and Retaining wall report and analysis shall be implemented in full as part of the development, prior to first occupation of the dwellings.

COUNCILLOR MORRIS RETURNED FOR THE REMAINING ITEMS

**8. APPLICATION NUMBER 2022/0597 – CRIBDEN END FARM, CRIBDEN LANE, RAWTENSTALL
CHANGE OF USE FROM AGRICULTURAL USE TO A MIXED USE OF AGRICULTURE AND
DOMESTIC GARAGING/STORAGE INCLUDING THE STORAGE OF LIGHT AIRCRAFT FOR
PERSONAL USE (ITEM B4)**

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

Mr Whitehead spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Consultation process in regards to civil aviation authority.
- Application proposal in regards to use.
- Number of times plane to be used without planning permission and consequences of going over this limit.
- Fuel safety.

Clarification was provided on the points raised.

A proposal was moved and seconded to grant the application as per the officer's recommendation, subject to the conditions set out in the report.

Moved: Councillor MacNae

Seconded: Councillor Eaton

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

Application form signed and dated 25/11/2022

Landholding and Site Plan 1-7500 at A4 2 received 11/01/2023

Whitehead Site Location WCEAA22171 A2 01 RA received 11/01/2023

Whitehead Existing Building WCEAA22171 A2 02 received 28/11/2022

3. The building shall be used for agriculture, domestic storage for the property and for the storage of light aircraft and for no other purpose.

**9. APPLICATION NUMBER 2022/0573 – LAND AT BARNES AVENUE, RAWTENSTALL
FULL: CONSTRUCTION OF A GARAGE AND EXTENSION OF EXISTING ACCESS WAY (ITEM B5)**

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

There was no one registered to speak on this particular item.

Members had no questions for clarification.

A proposal was moved and seconded to grant the application as per the officer's recommendation, subject to the conditions set out in the report.

Moved: Councillor Procter
Seconded: Councillor Eaton

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:
 - Application form signed and dated 10/11/2022
 - Location Plan (22-55-01) received 11/11/2022
 - Existing Site Plan (22-55-5) received 11/11/2022
 - Proposed Site Plan (22-55-10-A) received 11/11/2022
 - Proposed Garage Plan and Elevations (22-55-11) received 11/11/2022
3. Construction works shall not take place outside the following hours-
Monday to Friday 08:00 to 18:00
Saturday 08:00 to 13:00

Construction shall not take place on Sundays or Bank or Public Holidays.
Access and egress for delivery vehicles shall be restricted to the working hours indicated above.

4. The garage hereby permitted shall only be used for domestic purposes and the garage shall not be used for any trade or business purposes.

**10.APPLICATION NUMBER 2022/0464 – GARAGE SITE, SHAWCLOUGH STREET
FULL: CONSTRUCTION OF DETACHED GARAGE (ITEM B6)**

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

There was no one registered to speak on this particular item.

Members had no questions for clarification.

A proposal was moved and seconded to grant the application as per the officer's recommendation, subject to the conditions set out in the report.

Moved: Councillor Procter

Seconded: Councillor Eaton

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:
 - Site Location Plan received 13.12.2022
 - Proposed Site Plan Drawing No. GKG/002/01 received 13.12.2022
 - Proposed Plans and Elevations Drawing No. GKG/002/01 received 13.12.2022
3. The garage hereby permitted shall only be used for domestic purposes and the garage shall not be used for any trade or business purposes.

11.APPLICATION NUMBER 2023/0018 – DEERPLAY REST HOME, 10 HEALD LANE, WEIR CONVERSION AND ALTERATIONS OF A FORMER CARE HOME WITH ATTACHED SUNDAY SCHOOL INTO APARTMENT BUILDING WITH SIX DWELLINGS PLUS THREE ATTACHED TOWN HOUSES (ITEM B7)

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

Mr Levack spoke against the application.

Members asked questions for clarification purposes only.

Mr Camps spoke for the application.

Members asked questions for clarification purposes only.

Councillor Ashworth spoke on the application.

In determining the application, members discussed the following:

- Representations received.
- Demographics.
- Quality of designs.
- Refuse management.
- Visibility amenity.
- Consultation process in relation to residents.
- Car parking.
- Clarification on study/office room and conditions to protect this from bedroom conversion.

- Condition in regards to electric charge points.

Clarification was provided on the points raised.

A proposal was moved and seconded to grant the application as per the officer's recommendation, subject to the conditions set out in the report, an amendment to condition 9 and additional conditions regarding bins, screening and landscaping.

Moved: Councillor Eaton

Seconded: Councillor Procter

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

Drawing Title	Drawing Number	Date Received
Location Plan and Proposed Block Plan	22-04-04-A	12/01/2023
Existing Block Plan	22-04-02	12/01/2023
Existing Ground and First Floor Plans	22-04-05-A	12/01/2023
Existing Elevations	22-04-07	12/01/2023
Proposed Ground First and Second Floor Plans	22-04-32-A	12/01/2023
Proposed Building Elevations	22-04-36-A	15/02/2023
Existing and Proposed Basement Floor Plans	22-04-09	07/03/2023
Bat Survey Report by Dominic Rigby (Dated: 18th August 2022)	JE 7728-22	12/01/2023
Construction Management Plan by MSC & James Grace Developments Ltd (Dated 22nd September 2022)		12/01/2023
Drainage Strategy and Assessment of Flood Risk by CFA Civils Ltd	CFC22048	12/01/2023
Cycle Storage Rack Details	Email	07/03/2023

3. No materials shall be used on the external elevations or roofs of the proposed development other than those referred to on the approved plans.
4. The surface water from the approved driveway/hardstanding/car park should be collected within the site and drained to a suitable outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

5. No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.
6. Deliveries to the approved development shall only be accepted between the hours of 9:00am and 3:00pm Monday – Friday, to avoid peak traffic on the surrounding highway network.
7. No building or use hereby permitted shall be occupied or use commenced until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway (and/or verge) fronting the site in accordance with the approved plans and the Lancashire County Council Specification for Construction of Estate Roads, to be retained in that form thereafter for the lifetime of the development.
8. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.
9. The garages and parking areas hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the households and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.
10. Any external source of lighting shall be effectively screened from the view of a driver on the adjoining public highway.
11. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development shall be implemented in accordance with the approved details.

12. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.
13. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

14. Before any development commences, full and final details of the proposed comprehensive hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.
 - a. Hard landscaping shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); retained historic landscape features and proposals for restoration.
 - b. Soft landscaping shall include full details of the schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate.
 - c. The scheme shall also include details of habitat mitigation enhancement measures such as bat and bird boxes which could be installed on the new buildings. Details of these shall be submitted to the LPA for approval in writing.

Amendment to condition 14 in relation to adding details of bin store screening.

15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of any part of the development or in accordance with a programme approved in writing by the local planning authority.
16. The first floor windows on the north elevation shall be obscurely glazed up to a height of 1.5 metres. The obscure glazing in these windows shall be retained as obscure glazing in perpetuity.

**12. APPLICATION NUMBER 2022/0541 – LAND AT CHAPEL STREET, WHITWORTH
FULL: ERECTION OF 2 NO. THREE-BEDROOM DWELLINGS, WITH ACCESS, PARKING AND
LANDSCAPING. IMPROVEMENT AND DEMARCATION OF SURROUNDING PARKING AREA
(ITEM B8)**

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

There was no one registered to speak on this particular item.

In determining the application, members discussed the following:

- Objection regarding private space of car park.

Clarification was provided on the points raised.

A proposal was moved and seconded to grant the application as per the officer’s recommendation, subject to the conditions set out in the report.

Moved: Councillor Procter

Seconded: Councillor Kenyon

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun prior to the expiration of three years from the date of this permission.
2. The development shall be carried out in strict accordance with the following drawings unless required by the conditions below:
 - Submitted application form dated 24 October 2022
 - Site Location Plan drawing no. 21/616.01 B
 - Proposed Site Plan drawing no. 21/616.05 C
 - Proposed House Type A drawing no. 21/616.07 B
3. No development shall take place until physical samples of the proposed facing materials and roofing materials have been submitted to and approved in writing by the Local Planning Authority.

The development thereafter shall be constructed utilising the approved materials.

4. Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
 - i. A Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;
 - ii. Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and
 - iii. Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy

or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

5. Pursuant to condition 4; and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.
6. Notwithstanding what is shown on the submitted drawings, the first floor window on the south-facing side elevation of the dwelling identified as plot 1 on drawing no. 21/616.05 C shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the Local Planning Authority.
7. The dwellings hereby approved shall not be occupied until all hard landscaping, fences, walls and other boundary treatments as shown in the approved details have been erected or altered in conformity with the approved details.

The three trees to be planted as part of the proposed landscaping shall be of native species. All planting and soft landscaping shall be implemented in accordance with the approved plans within the first planting season following the first occupation of the dwelling.

Any trees or shrubs dying, becoming diseased or being removed within 5 years of being planted shall be replaced with specimens of the same size and species in the next planting season.

8. No development shall commence until a sustainable surface water drainage scheme and a foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - ii. An assessment of the impact a sustainable water drainage scheme may have on the stability of the site and the surrounding area and public safety risks posed by the site's coal mining legacy. An assessment should be made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site;
 - iii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - iv. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - v. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - vi. Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The dwelling hereby approved shall not be occupied until the drainage schemes have been completed in accordance with the approved details and they shall be retained thereafter for the lifetime of the development.

9. No part of the development hereby approved shall be occupied until all the highway works to construct the amended access at the junction with Massey Croft have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. Works should include, but not be exclusive to, the construction of the amended access to an appropriate standard, including tie-in details to the adopted carriageway and kerb line, and appropriate carriageway Give Way markings at the junction with Massey Croft.
10. No part of the development hereby approved shall be occupied or brought into use until the existing and proposed car parking areas have been constructed, laid out and surfaced in a bound porous material.

The existing and proposed car parking areas as shown within the red edge of the approved site plan (drawing no. 21/616.05 C) shall thereafter be kept free of obstruction and available for the parking of cars at all times.

11. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i. The parking of vehicles of site operatives and visitors
 - ii. The loading and unloading of plant and materials
 - iii. The storage of plant and materials used in constructing the development
 - iv. The erection and maintenance of security hoarding
 - v. Wheel washing facilities
 - vi. Measures to control the emission of dust and dirt during construction
 - vii. A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii. Details of working hours and timing of deliveries by HGVs – no large vehicle deliveries during school drop off/pick up
 - ix. Measures to protect pedestrians on the public footpath

12. The dwellings hereby approved shall not be occupied until secure covered cycle storage and electric vehicle charging points for each dwelling are constructed/installed. The facilities shall thereafter be retained for the lifetime of the development.

**13. APPLICATION NUMBER 2022/0535 – 10 PENDLETON AVENUE, CONSTABLE LEE
HOUSEHOLDER: RETENTION OF EXISTING PATIO AND DECKED AREA (ITEM B9)**

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

Mr Crowley spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application, members discussed the following:

- Clarification on satellite picture.

Clarification was provided on the points raised.

A proposal was moved and seconded to grant the application as per the officer's recommendation, subject to the conditions set out in the report.

Moved: Councillor Eaton

Seconded: Councillor Procter

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development has been carried out in accordance with the following:

<u>Drawing</u>	<u>Drawing No.</u>	<u>Date Received</u>
Location Plan	TJ/001/01	19/01/2023
Site Plan	TJ/002/01	19/01/2023
Garden Plan	TJ/003/01	19/01/2023
Elevations	TJ/004/01	19/01/2023

14.APPLICATION NUMBER 2023/0095 – LAND NEXT TO RIVER IRWELL, HILL END LANE, CLOUGHFOLD ENVIRONMENT AGENCY FLOOD RISK INFRASTRUCTURE: ESTABLISHMENT OF GATED COMPOUND AND 1MX1M KIOSK WITH HYDROMETRY AND TELEMETRY EQUIPMENT ONSITE (ITEM B10)

The Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses, and notification responses received.

There was no one registered to speak on this particular item.

Members had no questions for clarification.

A proposal was moved and seconded to grant the application as per the officer's recommendation, subject to the conditions set out in the report.

Moved: Councillor Eaton

Seconded: Councillor Procter

Voting took place on the proposal; the result of which was as follows:

FOR	AGAINST	ABSTENTION
9	0	0

Resolved:

The application was granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

Application form signed and dated 27/02/2023

Drawing No 2022s0364 -EXD-JBAU-00-HL-DR-C-0001 C03 received 10/03/2023

Drawing No 2022s0364 -EXD-JBAU-00-HL-DR-C-0002 received 10/03/2023

Location Plan received 28/02/2023

The meeting concluded at 20:20

**Signed:
(Chair)**

Date:
