

LATE ITEMS REPORT

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 18 SEPTEMBER 2007

B1. 2007/375 : SITE OF ORAMA MILL, WHITWORTH

Since the report appearing on the Agenda was completed a further letter has been received from a local resident. Whilst not objecting in principle to residential re-development of the site, they consider the submitted scheme for 128 dwellings would have a serious effect on the road system, it already being difficult at peak times for vehicles to get on to Market Street. They also have objection to erection of 4-storey apartment blocks immediately fronting Cowm Park Way.

Officers remain of the view that this application should be refused.

B2. 2007/481: LAND OFF MICHAEL WIFE LANE/GINCROFT LANE, EDENFIELD

This application seeks outline consent for the creation of an agricultural workers dwelling.

The application is recommended for refusal as the applicant cannot adequately demonstrate that there is a need for an agricultural worker's dwelling for this farm in this location and there is insufficient information regarding design and layout to properly assess the impact of the dwelling on the openness of the Green Belt, visual amenity and residential amenity.

Following a site visit by the Case Officer it was noted that a watercourse ran through part of the site. The Environment Agency was consulted and have submitted there response since the writing of the Committee Report: :

"We understand that a watercourse may cross part of this site. Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior formal Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes will not receive our Consent; however it may be possible to divert the watercourse around the site, if necessary.

In the event that this application is approved, we will object to any subsequent Reserved Matters planning application that involves siting the dwelling over the watercourse and/or culverting the watercourse. We would also recommend that a minimum distance of 4 metres, as measured from the top of the bank, is provided to ensure that the proposed dwelling is not sited too close to the watercourse, and that

access to the watercourse is retained. This could be conditioned as part of any subsequent outline approval.

We recommend that in the event the above issues are resolved, any subsequent planning approval is conditioned as follows:-

CONDITION *No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.*

REASON *To ensure a satisfactory means of drainage.*

SUPPLEMENTARY INFORMATIVES

A separate consent is required from the Agency under the terms of the Water Resources Act 1991 for any proposed sewage or trade effluent discharge to a watercourse or other controlled waters (which include rivers, streams, groundwater, reservoirs, estuaries and coastal waters), and may be required for discharge to a soakaway. If the effluent discharged to ground is 2 cubic metres or less in any 24 hour period then a consent is not required providing the discharge is from a private dwelling, is not within 50 metres of private water supply, well or borehole or is within Groundwater Protection Zone 1. Our comments on private drainage systems are made on the understanding that no public foul sewer is available to serve the development.

The applicant should ensure that the land proposed for the soakaway has adequate permeability in accordance with BS 6297:1983.”

Following this response the Case Officer considers that the issues raised are important in assessing the application at outline stage, playing a crucial part in forming the siting, layout and design considerations of the proposed scheme. Imposing a condition would not be appropriate if it cannot be demonstrated that the applicant can provide an adequately designed and sited dwelling without impacting on the watercourse as stated in the Environment Agency Response.

The recommendation remains for refusal.

B4. 2007/509: 26 TONACLIFFE ROAD, WHITWORTH

An objection to this application has been received from Whitworth Town Council. It considers that the proposed extension is too substantial and out of context with the surrounding properties.

Officers remain of the view that neither the small increase in the footprint of the the dwelling, or the increase in its ridge-height by 0.6m, will result in unacceptable detriment to the street-scene or the amenities of neighbours.

NEIL BIRTLES
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Development Control
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