

B2 Appendix C – Minute extract from meeting on 9th October 2013.

5. Application Number 2013/0256

**The construction of 15 detached dwellings with a new access from Burnley Road. Access and infrastructure works to resident's allotments and infrastructure and facilities including growing houses and community education building for a community allotment and garden scheme.
At: Land opposite 1001-1037 Burnley Road, Loveclough.**

The Principal Planning Officer introduced the application, outlined details of the site and the reasons for it being brought before the Development Control Committee. Permission was sought to erect 15 detached 4-bedroomed houses. They would be 2-storey, of stone and slate construction, grouped around a new cul de sac connecting directly to Burnley Road. Each would have off street parking, front and rear gardens. The land would be re-graded such that the dwellings would sit lower than the existing land levels.

The applicant would provide infrastructure and enable works for allotments (Phase 1) and a community garden facility on the Council-owned land which would be accessed via the unmade private track giving access to the garage colony.

In addition they were willing to undertake the provision and construction of the following as a second phase: a community education building, growing houses, compost toilet and photovoltaic panels and mesh security fencing around the allotment site.

As part of the scheme the applicant proposed to construct a pelican-crossing to the north of the residential site.

It was clarified that the existing garage colony was in the applicant's ownership; however the land to the west of this was owned by the council.

With regard to comments, the scheme was classed as a major development in the countryside and was therefore contrary to policy AVP4. The creation of the allotments would be desirable in principle and would accord with the council's core strategy however it was questioned by officers as to whether they were necessary and directly related to the proposed development and whether the design proposed was suitable.

In relation to notification responses, a large number of objections had been received with the main concern being the development was to be located within the countryside. It was noted that the applicant had referred to a previous permission granted at Loveclough Social Club and had felt that this had set a precedence for future similar applications. Officers view was the comment was not relevant as the circumstances in that application had been very different to this.

According to housing policy and affordable housing, policy 4 stated that housing developments within greenfield required between 30% - 40% of dwellings to be affordable. For this application, this would equate to 4 properties. The applicant had recently indicated that they would adhere to this requirement.

LCC (Highways) had no objection to the application; LCC (Education) had not sought an education contribution.

Officers recommendation was for refusal, for the reasons set out in the report.

Mr Hemsall spoke against the application and Mr Luxton spoke in favour of the application.

In determining the application, the committee discussed the following:

- Negotiations between LVRA and the council regarding the allotments
- Enhancements from developer
- Loveclough Social Club application not relevant to the proposed application
- The affordable housing – when this was confirmed
- If plans would need to change now affordable housing agreed
- Site was greenfield/ countryside
- Allotments seemed to be progressing without the housing application

The Planning Manager and The Principal Planning Officer clarified the issues raised by the Committee.

A proposal was moved and seconded to refuse the application, for the reasons outlined within the report.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

That the application be refused, for the reasons outlined in the report.