

UPDATE REPORT

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 24 MAY 2017

B1. 2016/0187 - Unit 3, Shawclough Road, Whitewell Bottom

Since publication of the Officer Report the Agent for the application has submitted further information in respect of the requirements of the suggested conditions as follows:

Condition 3

The Agent has submitted a 'Proposed Materials Report' which fully details the proposed Facing Materials, providing :

- photos of a local natural coursed stone wall and a natural roof slate;
- the manufacturer/colour of the composite timber panel wall cladding; and
- the manufacturer/design/colour of the window frames and external doors.

Given the submitted information it is considered appropriate for Condition 3 to be amended to require that the development be undertaken in accordance with this Proposed Materials Report as follows:

3) The external facing materials, detailed within the approved Proposed Materials Report received 22nd May 2017, shall be used and no others substituted.

Reason: To ensure that the materials used are visually appropriate to the locality having regard to its location within the Countryside.

Condition 4

A Construction Method Statement has been submitted. It is considered appropriate for Condition 4 to be amended to require that the development be undertaken in accordance with this Construction Method Statement as follows:

4) The development hereby permitted shall be undertaken in accordance with the approved Construction Method Statement received 19th May 2017.

Reason: In the interests of highway safety.

Condition 7

The Agent has commented that the drawings already submitted show adequate details of proposed ground levels; retaining structures; hard and soft landscaping of external areas and boundary treatments. This Condition was requested by LCC

Highways in the interests of securing fuller details of works in the vicinity of Shawclough Road in order to ensure the development proceeds/remains in a safe and satisfactory form. LCC Highways has not indicated that this Condition can be dispensed with. As such this condition is retained as per the original Committee Report.

Condition 2 has been amended to note the additional information as follows:

2) The development hereby permitted is for a live-work unit Use Class B1(c) (light industrial), in which the living accommodation is used in association with the unit, and shall be carried out in accordance with the following documents and drawings unless otherwise required by the conditions below :

<u>Drawing Title</u>	<u>Drawing Number</u>	<u>Received</u>
Location Plan	-	28/02/17
Proposed Site Layout	LWU/Pr 04 rev C	05/05/17
Proposed Floor Plans	LWU/Pr 01 rev F	05/05/17
Proposed Elevations	LWU/Pr 02 rev C	05/05/17
Proposed Elevations	LWU/Pr 03 rev C	05/05/17
Proposed Retaining Wall	LWU/Pr 05 rev -	05/05/17
Proposed Path Plan	SWPA2S/Pr 008 rev A	02/04/17
Existing Site Plan	-	21/03/17
Proposed Materials Report		22/05/2017
Construction Method Statement		19th May 2017.

Reason : To accord with the permission sought and granted.

B3 2017/0113 - Birtle Edge House, Ramsbottom

Since publication of the Officer Report, Officers have identified the need for a further planning condition in order to secure the demolition of all existing outbuildings on site and thereby prevent an proliferation of buildings on site which would cause harm to the openness of the Green Belt. As such, it is proposed to add the following condition:

6. Prior to first occupation of the dwelling hereby permitted, all existing outbuildings on the site shall be demolished and the resultant materials cleared from the site.

Reason: in accordance with the justification set out within the application and to protect the openness of the Green Belt.