

EP10

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

DEFER AND DELEGATE FOR APPROVAL

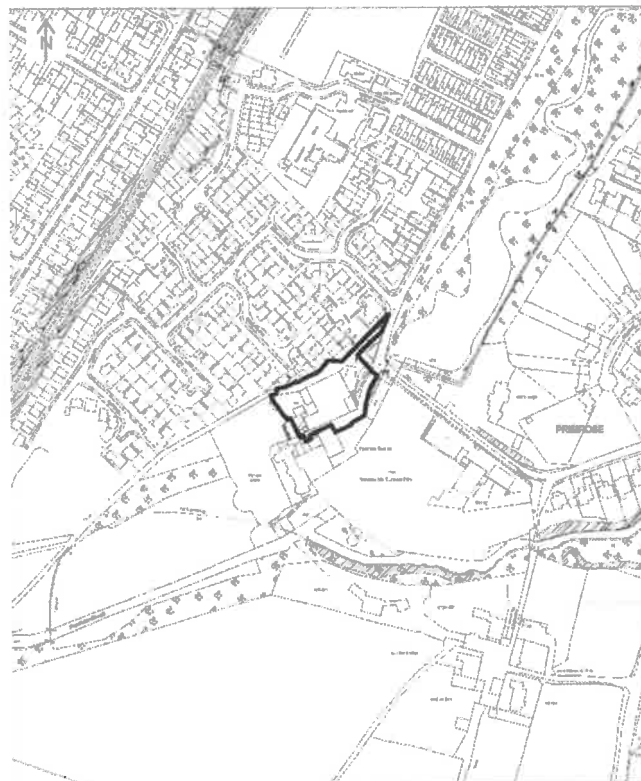
DATE: 6 February 2020
REF: SK
CHECKED BY:

APPLICATION REF: 3/2019/0954

GRID REF: SD 373687 440694

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING WORKSHOP BUILDINGS CONVERSION OF TWO MAIN VACANT MILL STRUCTURES TO PROVIDE 25 RESIDENTIAL APARTMENTS ERECTION OF CYCLE/REFUSE STORE, LAYING OUT OF PARKING AND CIRCULATION AREAS AND ASSOCIATED LANDSCAPING. LODEMATIC LTD, PRIMROSE WORKS, PRIMROSE ROAD, CLITHEROE BB71BS



3/2019/0954 Lodematic Ltd Primrose Works Primrose Road Clitheroe BB7 1BS

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

CLITHEROE TOWN COUNCIL:

Clitheroe Town Council wishes to object to this application on the grounds of highway safety. Stating that the entrance to the development is situated on an already dangerous bend in the road and the amount of traffic along Primrose Road to Woone Lane has already increased significantly due to the new developments. As such it is considered that there is a high potential for an accident at the proposed development's entrance.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

LCC Highways have raised concerns in respect of the proposal relating to the ability for a refuse vehicle to adequately manoeuvre into and out of the site and have raised concerns in respect of the proposal resulting in the storage of waste receptacles on the highway.

UNITED UTILITIES:

No objections subject to the imposition of conditions relating to foul and surface water drainage.

LCC ARCHAEOLOGY:

LCC Archaeology have raised no objection to the proposal subject to the imposition of conditions requiring the implementation of a programme of archaeological works, to be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

NHS:

East Lancashire Hospital Trust has made representations in respect of the application making a request for financial contributions relating to the direct impact on the provision of planned and acute healthcare caused by the proposed development. In this respect a request has been made that the developer pay a contribution of £28,835.00 to adequately mitigate £28,835.00 the impacts of the development. Members will note that the Trust further recommends the application be refused if the applicant is unwilling to meet the contribution.

LCC EDUCATION:

Primary Places

Latest projections for the local primary schools show there to be a shortfall of 167 places in 5 years' time. These projections take into account the current numbers of pupils in the schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5-year Housing Land Supply document (or equivalent), which already have planning permission.

With an expected yield of 1 place from this development the shortfall would increase to 168. Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of this development, i.e. 1 place.

Secondary Places

LCC Education will not be seeking a contribution for secondary school places in respect of the development.

ADDITIONAL REPRESENTATIONS:

Two letters of representation have been received objecting to the proposal on the following grounds:

- Incorrect land ownership details have been provided
- Right of access issues
- Potential disruption and noise disturbance as a result of on-going construction works
- Increase in traffic
- Loss of privacy
- Potential noise from apartments
- Insufficient footway provision

1. Site Description and Surrounding Area

- 1.1 The application relates to former Lodematic site located to the southern extents of Woone Lane. The site is occupied by three parallel industrial workshop buildings, with smaller associated outbuildings dating from the 1800s and a detached industrial building dating from the second half of the twentieth century also being located on-site.
- 1.2 The application site is bounded to the north by an existing access track and public right of way (Footpath 17). With newly constructed residential development also being within the vicinity on the opposing side of the access track.

2. Proposed Development for which consent is sought

- 2.1 The submitted details seek consent for the conversion of the existing buildings to accommodate thirteen one-bedroom apartments and twelve two-bedroom apartments. It is proposed that building on the eastern and western extents of the site will be demolished to enable the creation of dedicated parking provision to serve the dwellings with a total of 38 spaces being provided, with one-bedroomed apartments benefitting from one dedicated space and the two-bedroomed apartments being afforded two dedicated parking bays per apartment.
- 2.2 The submitted details further propose the creation of a central courtyard with open-gantry walkway to facilitate access to apartments on the first and second floors of the development. To enable the conversion to utilise the roof-space within the southern block it is proposed that the eaves height of the building will be raised by approximately 450mm with the existing coping and eaves detailing being replicated.

3. Relevant Planning History

3/2016/0764 - Demolition of existing workshops buildings (other than workshop 3), conversion of workshop 3 to provide 14 residential apartments the erection of 4 residential apartments, erection of cycle/refuse store, laying out of parking and circulation areas, and associated landscaping. (Approved)

3/2015/0266 - Demolition of existing workshops buildings (other than workshop 3), conversion of workshop 3 to provide 14 residential apartments the erection of 4 residential apartments, erection of cycle/refuse store, laying out of parking and circulation areas, and associated landscaping. (Approved)

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement EN2 – Landscape
Key Statement EN3 – Sustainable Development and Climate Change
Key Statement EN4 – Biodiversity and Geodiversity
Key Statement EN5 – Heritage Assets
Key Statement H1 – Housing Provision
Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing
Key Statement DMI1 – Planning Obligations
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME2 – Landscape and Townscape Protection
Policy DME3 – Site and Species Protection and Conservation
Policy DME4 – Protecting Heritage Assets
Policy DME5 – Renewable Energy
Policy DME6 – Water Management
Policy DMH1 – Affordable Housing Criteria
Policy DMB4 – Open Space Provision
Policy DMB5 – Footpaths and Bridleways

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The application site lies within the defined settlement boundary of Clitheroe and involves the re-use and redevelopment of existing building on a brownfield site. As such the principle of the proposal, notwithstanding other development management considerations, is considered to be in broad alignment with the development strategy for the borough in respect of the locational aspirations for new housing and their location within principle and tier 1 settlements.

5.1.2 Furthermore, it is considered that the proposal will result in the redevelopment of a brownfield and previous employment site that is largely constrained by access arrangements, with limited parking provision for staff. It is further considered the internal layout and configuration of the existing buildings are also thought to be

inadequate to accommodate modern work practices or requirements, with other properties currently available within the borough that offer more efficient, effective and unconstrained work spaces.

- 5.1.3 In respect of the above matters the proposed development is considered to be in full compliance and alignment with the aims and objectives of the adopted development plan in respect of the location of new housing and the regeneration aspirations for brownfield land within the borough.

5.2 Impact upon Residential Amenity:

- 5.2.1 The application site does not benefit from any direct relationship with any existing residential properties or receptors save that for the newly constructed dwellings located to the north of the site. In this respect it is only the northern-building (Block B) that has any direct interface or relationship with the aforementioned dwellings.
- 5.2.2 In respect of the potential for the development to be of detriment to existing residential amenities, it is considered that the proposed interface distances between the existing dwellings and the proposed apartments that will benefit from a northerly aspect is considered more than adequate to ensure that there is no direct impact by virtue of direct overlooking or a loss of privacy.

5.3 Matters of Design/Visual Amenity:

- 5.3.1 The submitted details propose the retention of a number of the existing buildings on site with minimal external physical interventions into the built fabric of the buildings. For the most part it is proposed that existing openings will be utilised or altered to accommodate new windows and doors.
- 5.3.2 The central linking block will be utilised to accommodate an open courtyard area that will accommodate the primary circulation core of the building facilitating access to all apartments. It is proposed that the eaves height of the southern block (Block A) will be raised to allow for additional accommodation to be accommodated within the roof-space. However, taking into account the modest raising in the height of the eaves it is considered that the alterations will remain commensurate with the overall scale of the building and will not undermine or be of detriment of its inherent character or external visual appearance.

5.4 Highway Safety and Accessibility:

- 5.4.1 The Highway Development Control section have raised a small number of concerns in relation to the proposal relating to the ability for a refuse vehicle to adequately enter the site and the potential for the storage of refuse receptacles outside of the site, on collection day, to cause potential disruption for users of the public footway.
- 5.4.2 In respect of the above, RVBC waste services has confirmed that they will not intend for the refuse vehicle to enter the site and that waste collection will be made on a kerbside arrangement outside the site. Whilst it is noted that the current arrangement may necessitate the need for waste receptacles to be stored on the footway on the day of collection, it is not considered that such matters could be

controlled via the imposition of condition or controlled in any case through the planning process given kerbside collection arrangements are omnipresent within the borough for all accommodation types.

5.5 Landscape/Ecology:

5.5.1 The application has been accompanied by a bat Survey which concludes that there is no evidence of the buildings have been used by bats for the purposes of roosting and that no emergence was recorded from the buildings. As such it is not considered that the proposed development will result in any adverse impact upon protected species or species of conservation concern.

5.5.2 The report further identifies that the proposed conversion will result in the potential to create nesting/roosting opportunities and the potential to enhance opportunities for species to utilise the roof areas. As such, a condition will be imposed that requires details of such provision to be submitted prior to their installation.

5.6 Flood Risk and Drainage:

5.6.1 United Utilities have responded raising no objection subject to the requirement to submit a surface water drainage scheme and the imposition of a condition that ensures surface and foul water is drained on separate systems.

5.7 Developer Contributions:

5.7.1 Should consent be granted the developer will be required to make an educational contribution of £16,050.54 towards primary places within Clitheroe. The amount payable has been calculated by LCC education as follows:

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 1 primary school place. However LCC will not be seeking a contribution for secondary school places.

Calculated at the current rates, this would result in a claim of:
Primary places:

$(£12,257 \times 0.97) \times \text{BCIS All-in Tender Price } (324 / 240) \text{ (Q1-2019/Q4-2008)}$
= £16,050.54 per place

$£16,050.54 \times 1 \text{ place} = £16,050.54$

5.7.2 In addition to the above, should consent be granted, the applicant will be required to make a contribution towards leisure/play facilities within Clitheroe. The contribution sought will be based on the following methodology which is calculated based on occupancy ratios at a rate of £216.90 cost per person:

- 1 bed unit - 1.3 people
- 2 bed unit - 1.8 people
- 3 bed unit - 2.5 people
- 4 bed unit - 3.1 people

- 5 + bed unit - 3.5 people

5.7.3 As a result, a contribution of approximately £8350.65 will be required to mitigate the impact of the development and will be secured via a section 106 agreement

5.7.4 Members will note that East Lancashire Hospital Trust have made a request that the developer pay a contribution of £28,835.00 to mitigate potential healthcare impacts resultant from the development. In respect of this matter the local authority, in this instance, will not be seeking to pursue or enforce this request for a contribution as the authority is of the view that the current methodology utilised by the trust and the subsequent contribution request would not be considered CIL compliant and would not meet the tests of reasonableness. It should be noted that the Trust states that if the applicant is unwilling to meet the request of a contribution that the Trust will object to the proposal on the grounds of the direct and adverse impact of the development on the delivery of health care in the Trust's area.

5.8 Affordable Housing Provision:

5.8.1 Members will note that given the proposal involves the conversion of existing buildings that Vacant Building Credit (VBC) is engaged and applicable. In this respect the applicant is released from the requirement to provide on-site affordable housing provision in respect of affordable provision. However, the requirement to provide 7.5% on-site open market housing provision for those aged 55 and over remains engaged. The applicant has provided a commitment to meet this requirement and such matters will be secured via a S106 agreement.

5.8.2 On this basis the proposal is considered to be in accordance with the adopted development plan in respect of on-site open-market housing provision for those over 55 years of age.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 Taking account of the above matters and all material considerations, it is considered that the proposed development is in full compliance and alignment with the development strategy for the borough in respect of the location of new housing development as embodied within Key Statement DS1 of the adopted core strategy.

6.2 It is further considered that the proposal is in full compliance with the regenerational aspirations and aspects of Key Statement DS1 insofar that approval will lead to the redevelopment of an existing brownfield site and will secure the long-term retention of the mill buildings through their re-use and conversion.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement, within 3 months from the date of this Committee meeting or delegated to the Director of Economic Development and Planning in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Location Plan Rev: A:
- 5857-07 Rev: C: Proposed Lower Floor Plan
- 5857-08 Rev: C: Proposed Ground Floor Plan
- 5857-09 Rev: C: Proposed First Floor Plan
- 5857-10 Rev: B: Proposed second Floor Plan
- 5857-11 Rev: D: Proposed Elevations
- 5857-12 Rev: C: Proposed Section A-A
- 5857-13 Rev: A: Existing and Proposed Site Section C-C
- 5857-14 Rev: C: Existing and Proposed Site Section D-D
- 5857-15 Rev: H: Proposed Site Plan
- 5857-16 Rev: F: Visibility Splay
- 5857-18 Rev: A: Proposed Internal Courtyard Elevations
- 5857-19 Rev: C: Proposed Access Road Surfacing and Refuse Collection Point
- 5857-20 Rev: A: Swept Path Analysis

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

Matters of Design

3. Notwithstanding the submitted details, details or specifications of all new or replacement materials to be used on the external surfaces of the development hereby approved (including external surfaced areas and car-parking) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the existing buildings.

4. Notwithstanding the submitted details, no other work other than site clearance/demolition shall be undertaken until details, at a scale of not less than 1:20, of each elevation have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and conserves and enhances the character and external appearance of the buildings to be converted.

5. Notwithstanding the submitted details, no other work other than site clearance/demolition shall be undertaken until details, at a scale of not less than 1:20, of the glazed canopy have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and conserves and enhances the character and external appearance of the buildings to be converted.

6. Details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

To ensure a satisfactory standard of appearance of the external areas of the development in the interests of the visual amenities of the area.

Notwithstanding the submitted details, the proposed roof-lights to be installed on the development hereby approved shall be of the Conservation type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the inherent character of the buildings to be converted.

7. The area to be resurfaced as indicated on drawing 5857-19 C shall be fully surfaced and made available for use prior to first occupation of any of the dwellings hereby approved.

REASON: To ensure safe and adequate access is provided for motor-vehicles and pedestrians.

8. The cycle storage provision hereby approved shall be installed and made available for use prior to first occupation of any of the dwellings hereby approved and thereafter retained.

REASON: To ensure adequate storage for bicycle is provided on site and to encourage sustainable modes of transport.

Landscape and Ecology

9. Details of bat mitigation proposals as contained within submitted Bat Survey (Ref 5857 dated Sept 2019) shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in full and be made available for use prior to first occupation of any of the dwellings hereby approved and thereafter retained.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern.

10. Unless otherwise agreed in writing the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and timings contained within the Bat Survey (Ref 5857 dated Sept 2019).

REASON: To protect the bat population from damaging activities and to mitigate the impact of the development upon species of conservation concern.

11. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority.

The submitted details shall include the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures (where applicable).

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

Flooding and Drainage

12. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme 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;
 - 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); and
 - iii. A timetable for its implementation.

The approved scheme 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 carried out in strict accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

13. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

Heritage and Archaeology

14. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should include:

- i. The creation of an archaeological record of the buildings to Level 2/3 as set out in the specifications contained in 'Understanding Historic Buildings' (Historic England 2016); and
- ii. A formal archaeological watching brief during all groundworks required as part of the development.

This work shall be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with these agreed details.

REASON: To ensure and safeguard the recording and inspection

Highways

15. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted information shall provide precise details of:

- A. The siting and location of parking for vehicles of site operatives and visitors
- B. The siting and location for the loading and unloading of plant and materials
- C. The siting and locations of all site cabins
- D. The siting and location of storage of plant and materials used in constructing the development
- E. The siting and locations of security hoarding
- F. The siting location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development).
- G. The timings/frequencies of mechanical sweeping of the adjacent roads/highway
- H. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- I. The highway routes of plant and material deliveries to and from the site.
- J. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

- K. Days and hours of operation for all construction works.
- L. Contact details for the site manager(s)

The approved statement shall be adhered to throughout the construction period of the development hereby approved.

REASON: To ensure the safe operation of the highway and to protect nearby residential amenities for the duration of the construction period of the development.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0954

EP11

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVE

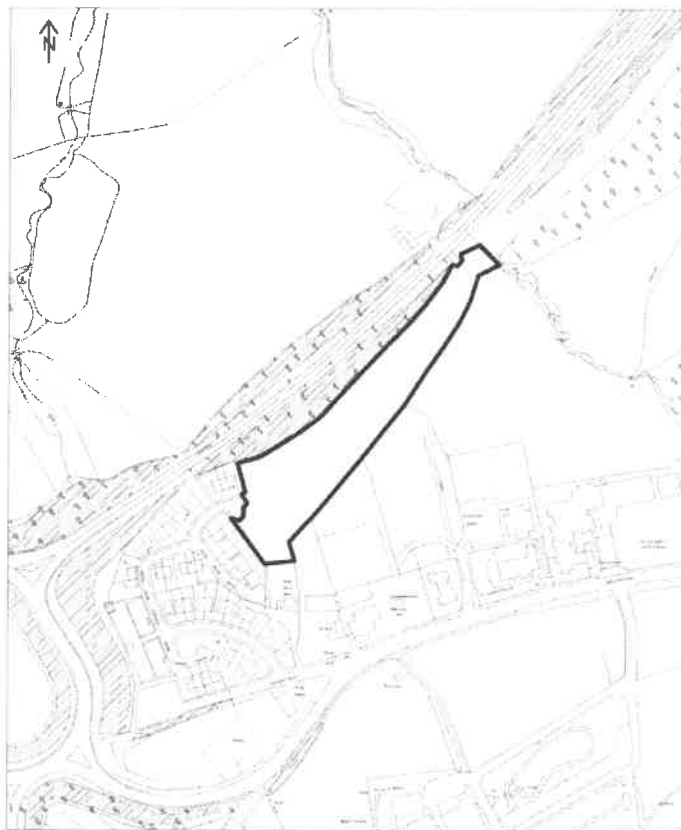
DATE: 31 October 2019
REF: SK
CHECKED BY:

APPLICATION REF: 3/2019/0661

GRID REF: SD 370965 435021

DEVELOPMENT DESCRIPTION:

ERECTION OF 31 AFFORDABLE TWO AND THREE-BEDROOM HOUSES AND TWO-BEDROOM BUNGALOWS (FOR RENT AND FOR SHARED OWNERSHIP). LAND AT PETRE WOOD CLOSE LANGHO BB6 8FD



3/2019/0661 Land at Petre Wood Close Langho BB6 8FD

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

BILLINGTON AND LANGHO PARISH COUNCIL:

Billington and Langho Parish Council objects to the proposal on the following grounds:

- The site this area falls outside the defined settlement areas.
- The site is in a green field area where there is no housing growth allocated
- The development is overtly linear and intrusive
- Langho has surge tanks being installed in two locations as the current waste water/sewage systems are running at or above capacity
- Residents of Langho already have to travel outside the immediate area for health care.
- The local primary schools are being extended due to being oversubscribed
- The local secondary school is also oversubscribed
- There is no bus shelter at the Petre Arms
- The additional 31 houses will generate increased traffic flowing via the single exit route which emerges onto Whalley Road.
- In the renting of the new builds, RVBC should consider applicants with strong links to Langho as priority for the rentals over non-residents
- The current Core Strategy identified the number of new houses to be built in each area. This development of 31 dwellings needs to be taken off the build figures for Langho – this would put Langho in a negative balance.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The Highways Development Control Officer originally raised a number of concerns which have been addressed through the submission of revised information. As such no objection is being raised in respect of the proposed development subject to the imposition of conditions.

UNITED UTILITIES

No objections subject to the imposition of conditions relating to surface water drainage.

LLFA

The Lead Local Flood Authority has no objection to the proposed development subject to the imposition of conditions.

LCC EDUCATION:

No contributions required.

ADDITIONAL REPRESENTATIONS:

Five letters of representation have been received objecting to the proposal on the following grounds:

- Loss of much needed greenfield land
- Development is outside the settlement boundary
- Noise disturbance

- Land levels have been altered without planning permission having been gained
- Loss of habitat and impact upon wildlife
- Insufficient drainage
- Increased flood risk
- Increase in traffic
- No provision of usable play areas in the vicinity

1. **Site Description and Surrounding Area**

- 1.1 The application relates to an area of greenfield land located 600m outside of and to the north-east of the defined settlement boundary of Langho also being located approximately 1000m to the west of and outside of the defined settlement boundary of Billington. As such, the site lies out with a defined settlement being located within the defined open countryside
- 1.2 The site is 1.036ha in size and is bounded to the north by the A59, to the east by areas of greenfield and brownfield land. The site has a direct interface with a number of existing properties, particularly with dwellings fronting Petre Wood Drive which back directly onto the site at its western extents with Petre House Farm also being located directly adjacent the development site. The site additionally has a direct interface with the eastern boundary of number 59 Petre Wood Crescent and the associated highway.
- 1.3 The site forms an integral part of a small cluster of dense built-form that lies between the defined settlement boundaries for both Langho and Billington. The majority of adjacent development is residential in nature with community, educational and religious facilities also forming a cumulative part of the overall built-form within the area.

2. **Proposed Development for which consent is sought**

- 2.1 Full consent is sought for the erection of 31 affordable dwellings located off Petre Wood Crescent, Langho. It is proposed that the accommodation will comprise of 11 x 2 bedroom bungalows, 12 x 3 bedroom two-storey dwellings, and 8 x 2 bedroom two-storey dwellings.
- 2.2 The submitted details propose that the development will adopt a linear arrangement largely informed by the layout of the adjacent existing housing development and the nature of the site. It is proposed that the majority of the bungalows will be located towards the western extents of the site with an attenuation pond being located at the north-eastern extents of the site where the proposed housing terminates.

3. **Relevant Planning History**

The site to which the application relates has no planning history directly relevant to the determination of the application. Members will however note that the application acts as an extension to the existing housing development at Petre Wood as consented by applications 3/2007/0555, 3/2009/1011 and 3/2013/0113.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement DMI1 – Planning Obligations
Key Statement DMI2 – Transport Considerations
Key Statement EN4 – Biodiversity and Geodiversity
Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing

Policy DMB4 – Open Space Provision
Policy DME3 – Site and Species Conservation
Policy DME6 – Water Management
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DMH1 – Affordable Housing Criteria
Policy DMH3 – Dwellings in the Open Countryside

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 The application site lies within the defined open countryside being located outside of any defined settlement boundary, as such and given the application seeks consent for new residential development Policies DMH3 and DMG2 of the Adopted Core Strategy are fully engaged. Both policies seek to restrict residential development within the defined countryside to that which meets a number of criteria, one of which being that which satisfies an identified local need.
- 5.1.2 The Ribble Valley Core Strategy states that local needs housing is *‘the housing developed to meet the needs of existing and concealed households living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish, the Housing Waiting List and the Strategic Housing Market Assessment.’* and that *‘the most recent SHMA and Housing Needs Survey and waiting list evidence would always be used in determining if the proposed development meets the identified need’*.
- 5.1.3 In ensuring that a suitable proportion of housing within the borough meets local needs, the adopted Core Strategy states that information contained in the LDF evidence base assists in ensuring that this is made possible. The Strategic Housing Market Assessment (SHMA) is the most appropriate way of doing this as it incorporates information from the Housing Needs Surveys and combines this information with future population and household projections. In this respect the SHMA identifies an on-going need for the authority to deliver 114 affordable dwellings on an annualised basis.
- 5.1.4 Whilst it is accepted that the proposal is for that of affordable housing, due to Homes England funding restrictions, a matter which is discussed in detail later

within this report, the occupancy of the 15 shared ownership units cannot be restricted to solely those who would normally meet the authority's local connection eligibility criteria. As such, the shared ownership element fails to meet the definition of 'local needs housing' by virtue of the failure of the inability to put in place any mechanisms that would secure it as such or that it be retained as such in perpetuity.

5.1.5 In this respect, despite these units being affordable, they would be considered to be in direct conflict with Policies DMH3 and DMG2 given they would fail to meet the 'local need' criterion embodied within these policies that would normally allow for the development to be considered as an 'exception' that normally precludes the development of housing in the defined open countryside. However, at this stage it must be emphasised that the social rented element is considered to be fully compliant with these criteria given mechanisms to ensure local occupancy can be imposed and as such no policy conflict exists.

5.1.6 Notwithstanding the above identified policy conflict, it is recognised that the development delivers affordable housing provision, in numerical terms, that exceeds the normal 30% requirement imposed by policy. One of the main aims of the Core Strategy, when considered as a whole, is to significantly boost the supply of affordable housing in the Borough. In this respect the principle of the development fully aligns with and supports these ambitions. So whilst there is policy conflict in terms of the failure to be able to control the occupancy of a number of the units within the proposal, there is overall broad compliance with the core aims and ambitions of the authority in respect of the delivery of affordable housing.

5.1.7 Taking into account the above matters it is considered that the proposal will assist in boosting the supply of affordable housing in the Borough, an element of which will meet that of identified local need. As such the principle of the development, notwithstanding other development management considerations, is considered to be in broad compliance with the overall aims and objectives of the adopted development plan.

5.2 Impact upon Residential Amenity:

5.2.1 The proposed development has a direct interface and relationship with a number of existing residential dwellings, as such due consideration must be given in respect of the potential for the development to have a negative or detrimental impact upon the standard of residential amenity currently experienced by the occupiers of the aforementioned dwellings.

5.2.2 In this respect the proposed development directly abuts the rear garden areas associated with numbers 1 to 15 Petre Wood Drive and the side garden area associated with 59 Petre Wood Crescent. The site also directly backs on to the rear garden area associated with Petre House Farm. Following officer concerns in respect of the initially presented layout, increased offset and interface distances have been secured to ensure that any originally perceived detrimental impacts upon future or existing amenity have been suitably mitigated.

- 5.2.3 Of particular concern was the proposed relationship between plots 8, 10 and 11 with that of numbers 1 to 15 Petre Wood Drive, in particular numbers 5 to 15. The development site occupies an elevated position in relation to the aforementioned properties, as such additional offset distances have been secured to minimise the potential for an unsympathetic and overbearing relationship that would undermine the sense of amenity enjoyed by the existing residents.
- 5.2.4 Following officer negotiation revised details have been provided that result in a side to rear elevational offset between plot 9 and number 5 Petre Wood Drive that is in excess of 15m. Plots 10 and 11 have been amended insofar that a single bungalow has now been introduced in-lieu of the previous arrangement of a pair of semi-detached two-storey dwellings. This has fully negated the concerns in respect of direct overlooking from an elevated position and the potential resultant impact upon numbers 11 and 15 Petre Wood Drive. The reduction in scale of the proposed building intended to occupy this plot in concert with the reorientation of the footprint within the plot results in interface distances ranging between 21.7m and 23.5m with the aforementioned existing properties to the west.
- 5.2.5 The relationship of the development with that of number 59 Petre Wood Crescent is not considered to result in any harm to the occupiers of the aforementioned dwelling insofar that the proposed layout follows the linear arrangement, orientation and building line established by the existing properties. A number of amendments have also been secured to ensure that the internal layout of the proposed development provides a suitable level of privacy and residential amenity for future occupiers in accordance with Policy DMG1.
- 5.2.6 Given the proximity of the proposal site to the A59, consideration must be given in respect of the potential for passing traffic to be of detriment to the residential amenities of future occupiers of the development. The application has been accompanied by an Environmental Noise Report which identifies that development within close proximity to the A59 perimeter would present a medium to high risk of adverse effect upon residential amenity by virtue of traffic noise levels and frequency. As such the report makes a number of recommendations including the installation of acoustic double glazing to all elevations exposed to traffic noise and the installation of a 1.8m high acoustic screening fence along the northern extents of the site. The requirement to implement these measures will be secured via the imposition of conditions.
- 5.2.7 Taking into account the above matters, including the proposed noise mitigation measures, it is not considered that the proposed layout will have any undue detrimental or negative impact upon existing or future residential amenity by virtue of an over-bearing impact, loss of light or loss of privacy by virtue of direct-overlooking.

5.3 Matters of Design/Visual Amenity:

- 5.3.1 The overall layout of the proposed development perpetuates the linear arrangement and building line of those properties fronting Petre Wood Crescent before sweeping round in a north-easterly direction whereby the development

terminates at the north eastern extents of the site at the head of a cul-de-sac which provides pedestrian access to an area of usable open space and attenuation pond. As such the development is predominantly defined by a singular spine road save that for a small courtyard/cul-de-sac at the south western extents of the site that accommodates plots 11 to 15. Therefore taking into account the pattern of the proposed development and the inherit pattern of development established by the existing housing it is not considered that the overall arrangement will result in the introduction of an anomalous or discordant pattern of development.

5.3.2 The proposed house types adopt a level of consistency within their elevational language through a simplified materials palette restricted to that of brick and render as primary facing materials, similar to that of the existing Petre Wood development. The two-storey dwellings employ singular and double-gable features with the bungalows either benefitting from a singular gabled feature porch or intermediate gabled roof. The elevational language of the proposed development is somewhat similar to that of the existing adjacent housing save that for the omission of the dropped eaves arrangement and ground floor art-stone bay windows. As such it is not considered that the proposed dwellings will appear unsympathetic or discordant when viewed in context with the existing development.

5.3.3 Taking account of the above matters it is not considered that the proposed development will result in any undue impact upon the character or visual amenities of the area or the character or visual amenities of the defined open countryside.

5.4 Highway Safety and Accessibility:

5.4.1 Lancashire County Council, as the Highway Authority, have raised no objection to the proposal subject to a number of conditions requiring the submission of a construction methodology and the precise details of which roads/footways within the development will be put up for adoption by the Highway Authority.

5.5 Landscape/Ecology:

5.5.1 The application has been accompanied by a Phase 1 Habitat Survey and an Arboricultural Impact Assessment. The Phase 1 Habitat Survey concludes that there is no evidence of badger activity on site or within the immediate boundaries of the site. No evidence was found of bat roosting features within the trees on-site however it is accepted that bats may utilise existing linear landscape features for foraging and commuting, in particular the existing hedgerows on site. The report further identifies the presence of a small ephemeral pool on site however it is considered that this forms sub-optimal breeding habitat for Great Crested Newt.

5.5.2 As such the report concludes that the development is unlikely to have any detrimental impact upon protected species. The report makes recommendations in that any works to hedgerow and scattered trees within the site should be undertaken outside of the bird nesting season unless a nesting bird survey has been undertaken immediately prior to such works commencing. The report

makes further recommendations in respect of enhancement suggesting that the development include the provision of bat and bird boxes and that all tree planting should be of a native species with native and non-native flowering perennial species also being recommended to provide pollen and nectar sources for invertebrates.

5.5.3 The submitted Arboricultural Impact Assessment identifies a number of trees on site the majority of which are category 'C' (Low quality) or category 'U' (Dead/Dying/In decline). The report recommends the removal one Sycamore and one Elder that are considered to be category 'U', with three small groupings of Willow, Alder, Hazel and Ash also being removed that are considered to be category 'C'.

5.5.4 The submitted landscaping details proposes the planting of 77 trees within the site, both within the public realm and within the private garden areas of the proposed dwellings. It is further proposed that native hedgerow, shrub and climber planting will be undertaken within the site, once again both within the public realm and plot curtilages.

5.5.5 Given the recommendations within the submitted Habitat Survey, conditions will be imposed that require details to be submitted in respect of building dependant species nesting/roosting provision and that any hedgerow/tree clearance to be undertaken must be undertaken outside of the nesting period (unless an adequate survey is carried out immediately prior to such works being commenced).

5.5.6 Taking account of the above matters, and subject to the inclusion of adequate provisions for building dependant species, it is considered that the proposal will result in an overall net enhancement in biodiversity. It is further considered that the proposed landscaping details and area of informal usable open space are considered acceptable and adequate.

5.6 Flood Risk and Drainage:

5.6.1 The Lead Local Flood Authority has no objection to the proposed development subject to the imposition of conditions requiring the submission of details of the design and implementation of an appropriate surface water drainage scheme the submission of a construction phase surface water management plan that details how surface water and pollution prevention will be managed during the construction phase of the development.

5.7 Developer Contributions:

5.7.1 LCC Education are not requesting a contribution towards educational provision as a result of the development. Members will note that a reassessment has been undertaken following the granting of further consents within the relevant catchment area as follows:

Primary Places

Based on current approvals a primary education contribution is not required.

Secondary Places

Latest projections for the local secondary schools show there to be 274 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 12 school places. There are also pending applications expected to generate demand for a further 28 school places.

With an expected pupil yield of 2 pupils from this development, LCC Education will not be seeking a contribution from the developer in respect of secondary places.

5.8 Affordable Housing Provision:

- 5.8.1 It is proposed that the development will be 100% affordable with 16 of the units being for affordable rent and the remaining 15 being for that of shared ownership. As such it is recognised that the proposal significantly exceeds the criterion of Key Statement H3 of the adopted Core Strategy that requires a minimum of 30% affordable housing provision be provided on such developments.
- 5.8.2 The applicant has provided a further commitment to satisfy the requirement of Key Statement H3 which requires 7.5% of the dwellings on site (given the proposal is 100% affordable) to be restricted for occupation by those aged 55 and over. Members will note that the 7.5% affordable requirement of the policy remains engaged by virtue of the proposed development being solely for that of affordable housing, with the remaining requirement for an additional 7.5% to be age restricted open-market housing being disengaged, once again as a result of the 100% affordable nature of the development. This will equate to 2 dwellings on site being restricted to that for occupation by those age aged 55 and over, the applicant has indicated that these will be provided on a social rented basis.
- 5.8.3 As conveyed earlier in this report, the applicant, Great Places Housing Group, is seeking to obtain Homes England Funding to deliver the development. The Shared Ownership and Affordable Homes Programme (2016 to 2021) broadened access to Help to Buy: Shared Ownership for potential purchasers. Outside London, anyone with a household income of less than £80,000 is now eligible, and there are no nationally or locally defined prioritisation criteria (excepting a prioritisation for current and former members of the British Armed Forces). This change precludes the ability for the Local Authority to impose a restriction that would require the dwellings to be occupied solely by those that would normally meet local eligibility criteria. Members should note that this would only relate to the shared ownership properties as the rented accommodation would still have a local connection requirement.
- 5.8.4 Without a local connection occupancy restriction the shared ownership element of the development would not be considered to meet with the authority's definition of local needs housing as there would be no mechanism to secure that the occupants had a connection to the Borough. As such the shared ownership element of the development would be contrary to Policies DMH3 and DMG2.
- 5.8.5 However the applicant has however agreed to work with the authority to develop a strategy for the marketing the shared ownership properties on completion and subsequent sales. Within this strategy a period of local marketing prior to wider marketing outside of the Borough will be developed which hopefully will ensure

that a number of the units are occupied by those that would normally meet the local eligibility criteria in any case.

5.8.6 Due to the aforementioned funding mechanisms, the affordable housing provision of the social rented element will be secured and protected by way of a planning condition in-lieu of a binding legal agreement. The affordable rented accommodation will have a local connection criteria. There be a requirement, imposed via condition, to submit an affordable housing scheme that will covers the matters typically contained within a legal agreement.

5.8.7 Whilst the development as a whole is contrary to the Adopted Core Strategy policies, on balance, taking into account the fact that the proposed development will result in a significant contribution towards affordable housing provision within the borough (that will exceed the normal policy requirements) and the applicant has agreed to develop an appropriate marketing strategy, it is considered that these considerations outweigh the conflict with planning policy in this case.

6. **Observations/Consideration of Matters Raised/Conclusion**

6.1 Taking account of the above matters and all material considerations, it is considered that the proposal represents a suitable form of development that responds positively to the inherent character of the area and adjacent built form.

6.2 It is further considered, taking account of the separation distances between existing and proposed dwellings that the proposal would not result in any significant detrimental impact upon existing or future residential amenity.

6.3 For these reasons and all other reasons outlined above, the application is considered to be in broad alignment with the Development Strategy for the Borough and will assist in the delivery of affordable housing within the Borough. As such the application is recommended for approval.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- L001 Location Plan
- L002 Existing site plan
- L003F Proposed site plan
- L004C Site Sections
- L005A Block Type 1

- L006A Block Type 2
- L007A Block Type 3
- L008A Block Type 4
- L009A Proposed Boundary Types
- 227-01-Rev: B Detailed Planting Plan 1 of 2
- 227-02-Rev: B Detailed Planting Plan 2 of 2

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

Protection of Amenity

4. The recommendations within the submitted Environmental Noise Report (AA0173B) shall be implemented in full and thereafter retained.

For the avoidance of doubt the acoustic barrier fence shall be installed in its entirety prior to first occupation of any of the dwellings hereby approved. In the case of the acoustic glazing, this shall be installed on a dwelling by dwelling basis prior to the first occupation of that dwelling.

REASON: In the interests of protecting future residential amenity by mitigating potential harm from adjacent/nearby sources of noise and disturbance.

Affordable Housing Provision

5. The residential units hereby approved shall only be used for the purposes of providing affordable housing accommodation as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance to be occupied by households or individuals in housing need. This condition shall not be binding upon any of the following:
 - a) A charge or mortgagee of the Registered Provider or any receiver appointed by them in the event of default of the Registered Provider under the terms of the charge or mortgage;
 - b) A tenant of a residential unit who exercise any statutory right to buy or right to acquire such residential unit or any person deriving title through that tenant or any mortgagee or charge;
 - c) A lessee of a residential unit held under a shared ownership lease who acquire 100% of the interest under that lease or any successor or any successor mortgagee or charge of that lessee.

REASON: To clarify the nature of the consent hereby approved and to ensure the development meets the definition of affordable housing (as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance).

6. All the dwellings hereby permitted shall be provided as affordable dwellings (as defined as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance) to be managed by a Registered Provider.

Prior to occupation of any of the dwellings hereby approved an affordable housing scheme shall have first been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be provided in accordance with the approved scheme.

The affordable housing scheme shall include:

- i. The tenure of each dwelling unit, which shall consist of 50% of the dwellings for affordable rent and 50% of the dwellings for shared ownership; and
- ii. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.

In respect of the affordable rented dwellinghouses the affordable housing scheme shall detail:

- i. The occupancy criteria to be used for determining the identity of the tenants; and
- ii. The means by which the occupancy criteria shall be enforced in line with the Local Planning Authority local need criteria; and
- iii. How such occupancy criteria, and compliance with such will be managed.

In respect of the older persons accommodation the affordable housing scheme shall detail:

- i. The 2 affordable rented dwellings that will be reserved solely for occupation by those that meet the Local Planning Authority definition of 'older persons housing'; and
- ii. The means by which the occupancy criteria shall be enforced in line with the Local Planning Authority local need criteria; and
- iii. How such occupancy criteria, and compliance with such will be managed

REASON: To clarify the nature of the consent hereby approved and to ensure the development meets the definition of affordable housing (as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance) and to ensure that the social rented affordable housing meets the Local Authority definition of 'local needs' housing.

7. Prior to the occupation of any of the shared ownership dwellings hereby approved full details and timings of a marketing strategy shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the marketing arrangements

for the initial and future sales of the shared ownership properties. The shared ownership properties shall thereafter be marketed in accordance with the approved details.

REASON: To clarify the nature of the consent hereby approved and to ensure the development meets the definition of affordable housing (as defined within Annex 2 of the National Planning Policy Framework or any subsequent guidance amending or revoking and re-enacting that guidance) and to work with the registered provider in respect of securing future occupiers for the shared ownership properties.

Landscape and Ecology

8. Prior to the construction of any of the dwellings(s) hereby approved details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall be submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird and bat boxes shall be incorporated into the identified individual dwellings during their construction and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development

9. The landscaping proposals hereby approved shall be implemented in the first planting season following the first occupation of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted. All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

10. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March – 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

11. During the construction period, all trees as shown to be retained within the submitted Arboricultural Impact Assessment (19/AIA/ Ribble V/06) shall be protected in accordance with British Standard BS 5837 (2012) or any subsequent amendment to the British Standard.

All protective fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction' and be erected in its entirety prior to any other operations taking place on the site. The agreed tree protection shall remain in place and be maintained for the duration of the construction phase of the development. For the avoidance of doubt no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

Drainage and Flooding

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (ref: PET-AJP-ZZ-00-DR-C-1000 (rev P02, dated 27/06/2019)).

Prior to the commencement of the development final details of the design and implementation of an appropriate surface water drainage scheme shall have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- A. A final surface water drainage layout plan; appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels and external ground levels (in AOD);
- B. A full set of flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus a 40% allowance for climate change and a 10% allowance for urban creep. The calculations must also demonstrate that the post development surface water run-off rate shall not exceed 6l/s.
- C. A final site plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network;
- D. Confirmation of how surface water is to be managed within the non-drained areas of the site, i.e. gardens and public open space.
- E. A final site plan showing all overland flow routes and flood water exceedance routes, both on and off site;
- F. Details of any measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses; and
- G. Details of an appropriate management and maintenance plan for the surface water drainage network over the lifetime of the development.

For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that water quality is not detrimentally impacted by the development proposal and to ensure that appropriate maintenance mechanisms are put in place for the lifetime of the development.

13. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be undertaken and managed in accordance with the approved details.

REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

Highways Matters

14. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

15. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted information shall provide precise details of:

- A. The siting and location of parking for vehicles of site operatives and visitors
- B. The siting and location for the loading and unloading of plant and materials
- C. The siting and locations of all site cabins
- D. The siting and location of storage of plant and materials used in constructing the development
- E. The siting and locations of security hoarding
- F. The siting location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development).
- G. The timings/frequencies of mechanical sweeping of the adjacent roads/highway
- H. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- I. The highway routes of plant and material deliveries to and from the site.

- J. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- K. Days and hours of operation for all construction works.
- L. Contact details for the site manager(s)

The approved statement shall be adhered to throughout the construction period of the development hereby approved.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0661

EP12

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

DEFER

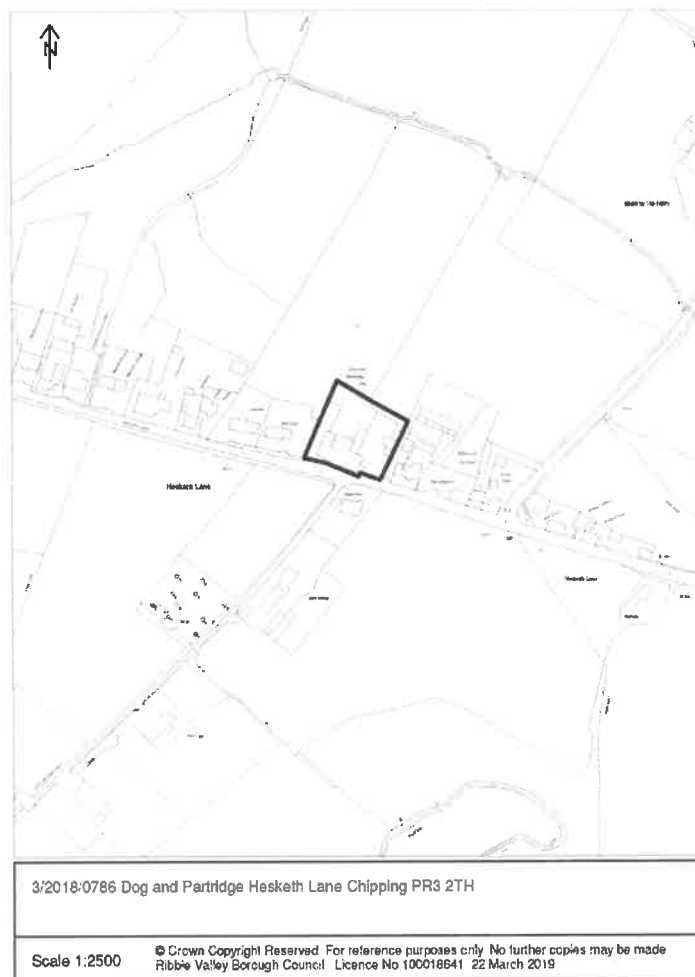
DATE: 27 JUNE 2019
REF: JM
CHECKED BY:

APPLICATION REF: 3/2018/0786

GRID REF: 361865 441312

DEVELOPMENT DESCRIPTION:

CONVERSION OF EXISTING RESTAURANT TO CREATE 12 APARTMENTS AND SITING OF FOUR HOLIDAY LETS AT DOG AND PARTRIDGE, HESKETH LANE, CHIPPING PR3 2TH



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

The Parish Council considers that the application has not been adequately marketed. As submitted no details have been shown relating to affordable housing and have concerns the conversion scheme would generate a greater number of vehicular movements.

In relation to new holiday lets, consider they will have a visual impact and stress the importance of retaining the units as holiday lets and comment whether there is sufficient demand for new units.

LANCASHIRE LOCAL LEAD FLOOD AUTHORITY:

The Lead Local Flood Authority (LLFA) originally unable to comment due to lack of information. Following re-consultation raise no objection subject to conditions regarding implementation of an appropriate surface water sustainable drainage scheme prior to occupation and a pre-commencement condition in relation to a surface water management plan.

UNITED UTILITIES:

Advise that there are no foul and surface water assets in the local area and that historically foul water has entered the adjacent watercourse.

LANCASHIRE COUNTY COUNCIL (LCC) HIGHWAYS:

Based on the amended plan no objection to the proposal subject to suitable conditions

LANCASHIRE COUNTY COUNCIL (LCC) EDUCATION:

No requirement for an education contribution

ADDITIONAL REPRESENTATIONS:

Seven representations have been received from members of the public which raise the following issues. Following re-consultation additional comments have been received from some of the original objectors.

- Inadequate marketing of the property.
- Insufficient demand for this type of housing and it is in the wrong location.
- There is a surplus of existing holiday let accommodation in the borough and vicinity.
- Insufficient parking.
- Inadequate and incorrect drainage information submitted with the application and that the existing capacity is insufficient.
- Noise disturbance caused by the development and possible conflict to adjoin commercial kennel and cattery business.
- Over intensive form of development and out of character to the local environment.
- Noise survey carried out whilst the Kennel was closed so it is not appropriate.
- Contrary to Policies contained in the Core Strategy DMB1 and Key statement DMI2

It should be noted that following formal reconsultation some of the points raised have been reiterated.

1. **Site Description and Surrounding Area**

- 1.1 The site is located off Hesketh Lane, approximately 1.6 miles South of Chipping Village. The site itself consists of the former Dog and Partridge Restaurant & Bar which includes the main stone restaurant building, a modern rear extension, car park and rear garden area.
- 1.2 The site is situated in the Area of Outstanding Natural Beauty and has a road side frontage and vehicular access from Hesketh Lane.

2. **Proposed Development for which consent is sought**

- 2.1 The proposal seeks alterations to the former Dog and Partridge Public House to accommodate 12 flats, including 5 two bedroom units and 7 one bedroom units. The scheme also includes a terrace block of 4 two storey stone constructed holiday units at the rear of the site. Parking provision for both elements are on the existing car parking area associated with the public house.
- 2.2 The changes to the main building include the introduction of new windows, enlarging existing windows, replacing doors with windows and the introduction of additional external steps to access some of the units. It is considered that these changes do not adversely affect the character of the building.

3. **Relevant Planning History**

None

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EC1 – Business and Employment Development

Key Statement EC3 – Visitor Economy

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME3 – Site and Species Protection and Conservation

Policy DMB1 – Supporting Business Growth and Local Economy

Policy DMB3 – Recreation and Tourism Development

Policy DMG3 – Transport and Mobility

National Planning Policy Framework (NPPF) (July 2018)

National Planning Practice Guidance (NPPG)

Planning (Listed Building and Conservation Areas) Act 1990

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 In relation to the principle Core Strategy Policy DMG2 states that development proposals outside the defined settlement boundary must meet at least one of six considerations. Of these considerations the development is compliant in that it seeks to convert an existing building with the new build element being a tourism use.
- 5.1.2 Additionally, Core Strategy Policy DMB1 generally seeks to support business growth and the local economy, and Policy DMB3 relates specifically to recreation and tourism uses. Policy DMB3 requires new tourism development to be physically well related to an existing main settlement or village; or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction.
- 5.1.3 In this respect the application site is not located within an existing main settlement or village but it is not considered to be visually isolated due to the ribbon development on Hesketh lane.
- 5.1.4 It is considered that the site is suitable for a tourism use in accordance with the relevant "principle" sections of Policies DMG2, DMB1 and DMB3 and therefore the proposal is viewed to be acceptable, subject to compliance with other policies of the Core Strategy.

5.2 **Visual Impact on the Surrounding Area:**

- 5.2.1 It is acknowledged that the representations received raises objection to the proposal in relation to visual impact of the proposal, the impact upon the surrounding area and the considered over-development of the site.
- 5.2.2 Paragraph 172 of the NPPF considers the potential impact of development within an AONB and notes that "great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads." It should be noted that this site is adjacent to the AONB and not within it.
- 5.2.3 Key Statement EN2 (Landscape) states "The landscape and character of the Forrest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials." The proposed new build holiday cottages are in natural stone, slate roofing and timber framed windows all of which are in keeping with the locality.

5.2.4 Additionally, Policies DMG1, DMG2 and DMB3 of the Ribble Valley Core Strategy all seek to ensure development is in keeping with the character of the landscape and surrounding area by virtue of scale, siting, layout, design and materials.

5.2.5 Members must determine whether they consider there would be any significant adverse impact upon visual amenity, the character of the area or the ANOB in relation to the proposal. The main visual impact is caused by the erection of the 4 two storey holiday lets located at the rear of the existing building. It is considered that as the buildings are located within the existing confines of the original garden area and would be seen against the backcloth of the main building it would not detract from the general visual amenity or have an adverse impact on the AoNB.

5.2.6 The changes to the main building include the introduction of new windows, enlarging existing windows, replacing doors with windows and the introduction of additional external steps to access some of the units. It is considered that these changes do not adversely affect the character of the building.

5.3 Impact Upon Residential Amenity:

5.3.1 The proposal, although in the open countryside, is adjacent to existing residential properties as well as a commercial Kennels and cattery business. Concern has been expressed that the noise associated from residential and holiday let activities could impact on the adjacent kennels and cattery business. Following concerns about the timing of the first noise survey a further survey was commissioned and based on the findings of the survey the Council's EHO raised no concerns.

5.3.2 Members must determine whether the proposal is acceptable in terms of the impacts of the proposal upon residential amenity. Due to its location the development would not have any undue impact upon the amenity of neighbouring land users. The proposal is considered to be acceptable and the proposal complies with Policy DMG1 of the Ribble Valley Core Strategy in relation impact upon residential amenity of neighbouring properties.

5.4 Affordable Housing:

5.4.1 The proposal makes provision for both on site and off site affordable housing. This would include one unit to have Discounted Sale and a financial contribution to assist in the delivery of affordable housing. On the basis that this has been agreed by the Council's Housing Officer, the proposal would be compliant with the objectives of the affordable housing policy. The applicant has agreed a financial contribution of £105,200 which has been a figure accepted by the Department.

5.5 Highway Safety and Accessibility:

5.5.1 It is now evident based on the changes and the additional information that there are no longer any concerns in relation to highway matters. The proposal provides a total of 22 parking spaces as well as adequate cycle provision. The scheme

also includes alteration to the access points with the blocking up of the northern access point for vehicular purposes.

5.6 Landscape/Ecology:

5.6.1 The proposal would result in further built form on a garden area and as such there would be no biodiversity gain. However, in order to accommodate such issues it is considered that a condition should be imposed on the new build and existing buildings in relation to the need to accommodate bird and an d bat boxes.

5.6.2 Members must determine whether they consider there would be any significant impact upon landscape and ecology in relation to the proposal with specific reference the protected species. It is considered that subject to the requested conditions in relation to bats and bird boxes the proposal would not have significant adverse impact upon Landscape/Ecology. Therefore the proposal is considered to be in accordance with Policy DME3 of the Core Strategy.

5.7 Drainage and Flood Risk:

5.7.1 It is evident that many of the objections raised from local residents concern drainage issues and as a result additional information has been submitted .The consultation responses received from the LLFA and United Utilities raise no objection to the application subject to appropriate conditions being attached to any potential grant of planning permission.

5.7.2 Members must determine whether they consider there would be any significant impact upon drainage and flood risk in relation to the proposal. It is considered that subject to the appropriate conditions the proposal would not represent unacceptable risk of flooding or exacerbate flooding elsewhere therefore it would accord with Policy DME6 of the Ribble Valley Core Strategy.

5.8 Off Site Recreation Facilities:

5.8.1 The Draft S106 includes a financial contribution of £3925 which is in accordance with the Council's Open Space and Developer contribution document it is envisaged that this sum which would be used in connection with facilities in Chipping.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 It is noted that some concerns have been raised regarding the length and method of marketing the property for commercial uses. In this instance the marketing carried out via commercial agents but with no signage on site. Details have been provided and it is now the view of the Head of Regeneration that the marketing exercise has been sufficient to address the policy requirements. On this basis and given there are no material objections a recommendation of approval is considered appropriate.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development for approval subject to the satisfactory completion of a Legal Agreement, within 3 months from the date of this Committee meeting or delegated to the

Director of Economic Development and Planning in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchasing Act 2004.

2. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

Location Plan Reference GA3147-LP-01
Landscaping Plan Reference Dog and Partridge
Proposed Block Plan Reference BP-01A dated 18/10/18
Proposed Floor Plan and Elevations GA3147-PL01
Proposed Floor Plan and Elevations GA3147-PL02

REASON: To ensure that the development as carried out does not vary from the approved plans.

3. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

4. The proposed holiday cottages shall be restricted to short-term holiday purposes only. No cottage on the site shall be occupied at any time as permanent residential accommodation or as a person's main place of residence.

The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of the individual lodges on the site, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.

REASON: To prevent the permanent residential occupation of the site in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved.

5. Prior to work on any of the buildings details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species site plan and indicate the type of provision to be provided and identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those buildings during the construction and be made available for use before each flat or holiday let is occupied

and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development.

6. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces, including details of external stairways, of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

Noise

7. The residential development hereby permitted shall be designed in full compliance with the revised acoustic report dated 28/1/19 and incorporate the glazing, ventilation and acoustic specifications detailed in the report prior to occupation of any of the units.

REASON: To protect and safeguard residential amenity.

8. Prior to occupation of any of the units details of any external lighting scheme to the development hereby permitted shall be submitted to and approved in writing by the LPA and be implemented in accordance with the submitted scheme.

REASON: To protect and safeguard residential amenity.

9. The permitted hours of operation in relation to all construction works and ancillary operations (including deliveries and removal of plant, equipment, machinery and waste) shall be 08.00 to 18:00, Monday to Friday, 08.00 to 13:00 hours on Saturdays, and at no time on Sundays and Bank Holidays.

REASON: To protect and safeguard residential amenity.

10. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) A final surface water drainage layout plan; appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels and external ground levels (in AOD);
- b) A full set of flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return

period, plus an appropriate allowance for climate change and urban creep. The calculations must also demonstrate that the post development surface water run-off rate shall not exceed 5l/s;

- c) A final plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network;
- d) A final plan showing all overland flow routes and flood water exceedance routes, both on and off site;
- e) Details of measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses; and
- f) Details of an appropriate management and maintenance plan for the surface water drainage network for the lifetime of the development.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system and ordinary watercourses shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained and that there is no flood risk on or off the site resulting from the proposed development. Also to ensure that water quality is not detrimentally impacted by the development proposal and that appropriate maintenance mechanisms are put in place for the lifetime of the development

11. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

12. Prior to occupation of any of the units further details of a scheme showing the alterations to the access point including the blocking up of one of the access points shall be submitted to and approved in writing by the LPA. The scheme shall thereafter be implemented and retained in that manner in perpetuity.

REASON: In the interest of highway safety.

13. Prior to occupation of any of the units precise details of location and details of cycle provision and bin storage areas shall be submitted and approved in writing by the LPA. The facilities shall be made available before occupation of the individual units.

REASON: In order to encourage sustainable travel and general amenity issues

14. No development shall take place, including any works of demolition, 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 which shall be in accordance with Condition 9 of this consent.
 - ix) Routing of delivery vehicles to/from site

REASON: in the interest of highway safety and residential amenity.

15. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and re-enacting that Order, the holiday cottage hereby permitted shall not be altered or extended and no additional buildings or structures shall be erected within its external area unless planning permission has been previously approved by the LPA.

REASON: In the interest of the amenity of the area.

16. Notwithstanding the provisions of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the holiday cottage hereby approved shall only be used as holiday accommodation and for no other purpose, including any other purpose within Use Class C3.

REASON: To prevent the permanent residential occupation of the site in a location where new residential development is unacceptable in principle and to define the scope of the permission hereby approved.

INFORMATIVE

1. The applicant is advised that the new site access will need to be constructed under a section 278 agreement of the 1980 Highways Act. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 agreement".
2. The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire

County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lmsstreetworks@lancashire.gov.uk or on 01772 533433.

- 3 In accordance with Condition 7 the noise levels at each dwelling should not exceed the following levels as assessed in accordance with British Standard 8233 (2014) and World Health Organisation guidelines (or any subsequent replacement national standards/guidance):

L_{Aeq} 50 dB 16 hours – gardens and outside living areas, daytime (07.00-23.00)

L_{Aeq} 35 dB 16 hours – indoors, daytime (07.00-23.00)

L_{Aeq} 30 dB 8 hours – indoors, night-time (23.00-07.00)

L_{AFmax} 45 dB 8 hours – indoors, night-time (23.00-07.00)

L_{AFmax} 45 dB 4 hours – indoors, evening (19.00-23.00)*

L_{AFmax} 60 dB 8 hours - façade level, night time (23.00-07.00)

L_{AFmax} 60 dB 4 hours - façade level, evening (19.00-23.00)*

Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority. The evening standard L_{AFmax} will only apply when the evening L_{AFmax} significantly exceeds the L_{Aeq} and the maximum levels reached are regular in occurrence, for example several times per hour. In relation to Condition 7 the L_{AF} max marked with an* the evening standard L_{AFmax} will only apply when the evening L_{AFmax} significantly exceeds the L_{Aeq} and the maximum levels reached are regular in occurrence, for example several times per hour.

- 4 In relation to condition 8 it shall be designed so that light intrusion into the windows of the nearest sensitive premises will not exceed 5 Lux before 23.00, and 1 lux after 23.00 (Environmental Zone E2), as described by The Institution of Lighting Professionals' Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (or any subsequent replacement guidance).

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0786

EP13

Agenda Item 5d

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

DEFER AND DELEGATE

DATE: 21 SEPTEMBER 2023
REF: SK
CHECKED BY: LH

APPLICATION REF: 3/2022/0966

GRID REF: SD 376774 444018

DEVELOPMENT DESCRIPTION:

PROPOSED ERECTION OF 37 AFFORDABLE RESIDENTIAL UNITS WITH ACCESS, PARKING AND LANDSCAPING. CONVERSION AND EXTENSION OF FORMER DAIRY OUTBUILDING TO OPEN-MARKET RESIDENTIAL UNIT AND REFURBISHMENT / MODERNISATION OF CROW TREES FARMHOUSE (OPEN-MARKET DWELLING) INCLUDING RECONFIGURATION, ROOFLIGHTS, SIDE WINDOW AND EXTENSION OF TWO OUTBUILDINGS TO FORM GARAGES AT CROW TREES FARM, CROW TREES BROW, CHATBURN BB7 4AA



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Chatburn Parish Council has offered the following observations:

- Access to the main road is dangerous. Parking is at a premium in Chatburn and vehicles park on the roadside from the junction of Bridge Road.
- The proposed development is located outside of the village boundary.
- Originally a Mill Village at least 60% of the housing is affordable.
- There is insufficient infrastructure to support a further 39 houses.

LOCAL HIGHWAY AUTHORITY (LANCASHIRE COUNTY COUNCIL HIGHWAYS):

Following the receipt of revised/additional information no objection is raised subject to a number of conditions which include securing improvements to the access serving the proposed 37 residential units as well as off-site highway improvements as follows:

- Tactile paving provided on both sides of the footway at the two junctions serving the site.
- Highway signage improvement scheme from the site to Mill Hay Barn, Sawley Road, Chatburn

UNITED UTILITIES:

No objection subject to the imposition of a condition requiring the submission of details of a Sustainable Surface water Drainage Scheme.

LEAD LOCAL FLOOD AUTHORITY (LANCASHIRE COUNTY COUNCIL FLOOD TEAM):

The Lead Local Flood Authority have raised no objection to the proposal subject to the imposition of conditions relating to the following matters:

- That the development be carried out in strict accordance with the submitted Flood Risk Assessment
- Details of a final Surface Water Drainage Strategy for the proposal to be submitted
- The requirement to submit a Construction Surface Water Management Plan
- The requirement to submit a Sustainable Drainage System Operation and Maintenance Manual
- The requirement to submit a verification report in relation to the constructed sustainable drainage system

LOCAL EDUCATION AUTHORITY (LANCASHIRE COUNTY COUNCIL EDUCATION):

The development will need to make a financial contribution towards 2 secondary school places. No contribution towards primary school places is required.

Request a re-consultation immediately before the application is presented to Committee to allow for a final impact assessment and identify the named school(s). This final position will be presented to Committee on the Late Items Sheet.

NETWORK RAIL:

Suitable fencing must be erected along the site boundary with the railway line. No drainage soakaways or attenuation within 30m of the railway boundary. Applicant required to enter into agreements with Network Rail before commencing works on site.

CADENT GAS:

Site in close proximity to gas infrastructure. No objections raised. Informative Note to be added to decision notice.

EAST LANCASHIRE NHS TRUST:

Contribution of £66,554 requested to address the direct impact the development will have on the Trust.

LCC ARCHAEOLOGY:

Recommend a condition requiring a phased programme of investigation prior to development commencing as it is possible that the fields could retain buried evidence of prehistoric or Roman activity in this vicinity.

LANCASHIRE FIRE AND RESCUE SERVICE:

Standard response highlighting relevant building control considerations.

ADDITIONAL REPRESENTATIONS:

23 letters of representation have been received objecting to the application on the following grounds:

- Increase in traffic in the area
- Insufficient infrastructure to support additional housing in the area
- Detrimental impacts upon residential amenity
- The development is out of character for the area
- Inadequate access provision
- Environmental impacts and additional pollution in the area
- Loss of wildlife
- Impacts upon designated heritage assets
- Site is outside the settlement boundary
- No identified housing need in the area
- Design of the dwellings is out of keeping with the area
- Disruption during construction

1. Site Description and Surrounding Area

- 1.1 The application site comprises approximately 1.3ha of land bounded by Crow Trees Brow and Crow Trees Barn to the north and the railway line to the south. To the east of the site lies detached property 'The Rookery' and a field behind. To the west of the site lies 11 Crow Trees Brow and a field behind.

- 1.2 The site largely comprises two fields with a central hedgerow interspersed by trees. At the north of the site lies the Grade II Listed Crow Trees Farmhouse and its gardens, curtilage listed garden shelter, garages and coalhouse. Also at the north of the site to the south-west of the farmhouse is the dairy and workshop. To the south of the dairy is a Dutch barn and remains of an orchard. At the western edge there is an access track running through the site serving two dwellings outside of the site beyond the railway line. The land rises from the rear of the farmhouse up to the southern boundary.
- 1.3 The front part of the site where the farmhouse and outbuildings are located is within the defined settlement boundary of Chatburn. The remainder of the site is located outside the boundary within land designated as Countryside in the Ribble Valley Local Plan. The front part of the site is also located within Chatburn Conservation Area.

2. **Proposed Development for which consent is sought**

- 2.1 The application seeks consent for the erection of 37 affordable residential dwellings with associated parking and landscaped areas. These dwellings would be accessed from an existing access off Crow Trees Brow which is to be upgraded.
- 2.2 It is proposed that the new build dwellings would be a mixture of two-storey and bungalows. Their external walls would be a mixture of stone and/or render with slate colour roof tiles.
- 2.3 Also proposed is the conversion and extension of a former dairy outbuilding to an open-market residential unit including conversion and extension of Dutch Barn to the south to provide annex accommodation to the newly converted dwelling. A new detached garage is also proposed to the rear (west).
- 2.4 Also proposed is the refurbishment / modernisation of the Grade II Listed Crow Trees Farmhouse (which is to remain an open-market dwelling) to include reconfiguration, rooflights, side window and extension/alteration of a curtilage building to the Farmhouse to form a domestic garage. The alterations to the Listed Farmhouse and its curtilage building are also subject to a separate Listed Building Consent application.

3. **Relevant Planning History**

3/2022/0967: Application for Listed Building Consent for refurbishment/modernisation of Crow Trees Farmhouse including internal reconfiguration, rooflights, side window and extension of outbuilding to form garage. (Undetermined live application)

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Key Statement EN3: Sustainable Development and Climate Change
Key Statement EN4: Biodiversity and Geodiversity
Key Statement EN5: Heritage Assets
Key Statement H1: Housing Provision

Key Statement H2: Housing Balance
Key Statement H3: Affordable Housing
Key Statement DMI1: Planning Obligations
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees & Woodland
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DME5: Renewable Energy
Policy DME6: Water Management
Policy DMH1: Affordable Housing Criteria
Policy DMH3: Dwellings in the Open Countryside and AONB
Policy DMH4: The Conversion of barns and other Buildings to Dwellings
Policy DMB4: Open Space Provision
Policy DMB5: Footpaths and Bridleways

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 The farmhouse and curtilage building along with the dairy building and Dutch barn, which are proposed to be altered and converted/extended respectively to create one additional open market dwelling with ancillary annex, are located within the defined settlement boundary of Chatburn. Chatburn is a Tier 1 village where residential development within the boundary is supported in principle by the development strategy outlined in the Ribble Valley Core Strategy (RVCS). As such the principle of these proposals which include re-use of buildings is acceptable.
- 5.1.2 The 37 new build affordable residential dwellings are proposed on land outside of the settlement boundary. In which case Policy DMG2 of the RVCS restricts development to a limited number of exceptions. One such exception is that the development is for local needs housing which meets an identified need and is secured as such. This policy aligns with the National Planning Policy Framework (NPPF) which identifies at paragraph 78 that local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local need, which this site is effectively being put forward as.
- 5.1.3 The Council's Housing Team are satisfied that the 37 affordable units would be addressing an evidenced need in Chatburn. There has been no additional affordable housing delivered for well over 15 years in Chatburn and during this time the number of households in the parish with an affordable need has continued to increase. The current stock which is delivered by 3 Registered Providers

(Progress Housing, Accent and Onward Homes) provide a total of 40 units in the parish. Of these units 18 are for over 55 year olds and 22 are for general needs. There is currently no affordable homeownership available in the parish.

- 5.1.4 The affordable scheme would be providing 8 No. 1 bed apartments, 5 No. 2 bed bungalows, 10 No. 2 bed houses, 10 No. 3 bed houses and 4 No. 4 bed houses. The mix of housing types supports the identified need identified by the Council's housing team. As does the proposed tenure mix of 20 shared ownership and 17 affordable rent, which is considered a good tenure split to address this need. This mix of house types and tenure will help to encourage a sustainable community to be formed on site. The requirement for these to be owned or rented by people with a local connection can be secured by legal agreement. The legal agreement would secure delivery of all of the 37 dwellings as being affordable and ensure they remain affordable in perpetuity.
- 5.1.5. The site is located on the edge of the settlement boundary with good accessibility and connectivity to services and facilities within Chatburn. There is also good access to bus services allowing sustainable access to services and facilities further afield. The site is therefore considered to be a sustainable location to support a new residential development of this scale.
- 5.1.6 Taking account of the above, the principle of development does not raise any significant over-riding conflicts with the development strategy for the borough, policy DMH1 of the RVCS or the NPPF in respect of the need to make provisions for development which meets an identified local need and the need to provide sustainable development.

5.2 Impact upon Residential Amenity:

- 5.2.1 The northern boundary of the proposal site has a direct interface and relationship with 'Crow Trees Barn', with the eastern extents of the site sharing a boundary with the residential curtilage of 'The Rookery' to the east, as such consideration must be given in respect of the potential for the proposal to result in undue impacts upon existing or future residential amenities.
- 5.2.2 In respect of Crow Trees Barn, it is proposed that a terrace block of four residential dwellings will be located within close proximity of the shared boundary with this dwelling, with the north (side) gable elevation orientated in such a manner that it benefits from a facing relationship with the shared boundary of the existing dwelling.
- 5.2.3 It is proposed that the north facing elevation of the proposed terrace block will accommodate one window at first floor serving a landing. Given the window does not serve a primary habitable room, it is not considered that the presence of the window will result in significant direct overlooking into the private garden area of Crow Trees Barn. However, in the interests of protecting the amenities of existing residential occupiers of the affected dwelling, the authority considers it appropriate to impose a condition that will require the first-floor north facing window to be obscure glazed.

- 5.2.4 In relation to the 'The Rookery' to the east, it is proposed that a number of dwellings (Plots 25 -33) will back on to the shared boundary with the garden areas associated with the existing property. As such, consideration must be given in respect of the potential for these dwellings to result in undue impacts upon the residential amenities of existing occupiers by virtue of overbearing impact, loss of light or direct overlooking from an elevated (first floor) position.
- 5.2.5 In respect of the above, the proposed offset distances between the proposed dwellings and the shared boundary are within the tolerances normally accepted by the authority. Furthermore plots 25-27 which have a more direct interface with the existing dwelling are proposed as bungalows. As such it is not considered that the proposal will result in any significant measurable undue impact(s) upon the residential amenities of the occupiers of the existing dwelling to a degree that would warrant the refusal to grant planning permission on this basis.
- 5.2.6 The western extent of the site includes and utilises a shared access track that serves a small number of dwellings to the south on the opposing side of the rail track which bounds the southern extents of the proposal site. In this respect, whilst it is likely that the occupiers of existing dwellings to the west and south of the site will experience an element of change resultant from the proposal, including increased vehicular/pedestrian activity along the track, it is not considered that this perceived change will result in any direct negative measurable impacts upon the occupiers of the existing dwellings.
- 5.2.7 The layout demonstrates an acceptable interface distance internally between the proposed dwellings and each plot would be provided with adequate internal floorspace and external amenity space. As such it is not considered that the proposal will result in any significant measurable undue impact(s) upon future occupiers of the development.
- 5.2.8 A noise and vibration report has been submitted with the application. This confirms acceptable noise and vibration levels for future occupiers of the development from nearby noise sources (the railway and road) subject to a number of measures being implemented including standard thermal glazing, trickle vents, ventilation system and acoustic fencing. These can be secured by condition.
- 5.3 Visual Amenity/External Appearance

- 5.3.1 The submitted details propose the erection of 37 dwellings of varying configurations consisting of two-storey apartments, two-storey dwellings and bungalows. The scale and type of development will inevitably have an urbanising effect on the site given its current (grassland) undeveloped state. It will also introduce built form along a section of Crow Trees Brow which is largely characterised by ribbon development to the north and west. However, the development will be contained by the railway line to the south which is a strong physical barrier which also provides a barrier to the more denser pattern of development to the east towards the centre of Chatburn.
- 5.3.2 In respect of the elevational language of the proposed dwellings the submitted details propose that they will be faced in a variety of materials ranging from coursed natural stone, chalk render and grey roof slates, precise details of the

specifications of the materials will be secured by way of the imposition of planning condition(s). It is proposed that the dwellings will benefit from buff coloured stone heads, jambs and sills with 'dummy' rafter-feet and stone corbel detailing at eaves. A number of the dwellings will also benefit from stone band detailing that will delineate transitions in materials. The dwellings will also benefit from chimney detailing to ensure adequate animation and visual interest within the roofscape, allowing the proposal to have a positive visual relationship with the character of the immediate area.

- 5.3.3 The use of feature gables on the primary elevations only serve to reinforce the visual interest. With the exception of a small parking court to serve plots 1-4, parking will be to the side of dwellings allowing for landscaped areas to the front of plots to help soften the development and reduce the impact of parked cars dominating the streetscape. This also helps to create gaps between dwellings so that it does not appear a cramped form of development. It is proposed to break up the small parking court with landscaping, again to soften the impact particularly as this is sited close to the site frontage and viewed from the conservation area. A condition can secure appropriate material surfacing.
- 5.3.4 The main spine road serving the development will run along the western boundary behind a line of existing and proposed trees and hedgerow before extending eastwards into the site. Plots 1-12 front onto this western section of road and will face outwards so that views of the development are of (more attractive) principle elevations. Plots 19-24 are splayed to achieve a more organic layout and revised plans secure a pair of bungalows in the south-west corner (plots 23-24) to help transition the development with the field to the west.
- 5.3.5 The proposed dairy building, Dutch barn and listed (curtilage) outbuilding to the farmhouse are all proposed to be converted and extended. The conversions are considered to be visually acceptable and represent good design which is sympathetic to the existing buildings yet allows them to be suitable for the intended purpose. Principle elevations are generally preserved and there is a mixture of traditional and modern materials proposed to be used (which can be secured by condition). Revised plans have been secured such that the extensions are now considered subordinate and low key in scale.
- 5.3.6 The National Planning Policy Framework requires development to add to the overall quality of the area', be *'sympathetic to local character.. including the surrounding built environment'*, be *'visually attractive as a result of good architecture'* and further states that *'development that is not well designed should be refused'*.
- 5.3.7 As such, taking all of the above matters into account. The proposal is considered to be in broad compliance with Policy DMG1 of the Ribble Valley Core Strategy and Paragraphs 130 and 134 of the National Planning Policy Framework.

5.4 Historic Environment:

- 5.4.1 The site includes Crow Trees Farmhouse and curtilage listed garden structures including garages, garden shelter and coalhouse, which are Grade II Listed. Also included in the site is the dairy which is identified as a non-designated heritage

asset. Beyond the northern site boundary lies Crow Trees Barn which is also identified as a non-designated heritage asset. The front part of the site which contains Crow Trees Farmhouse, curtilage buildings and the dairy falls within Chatburn Conservation Area.

- 5.4.2 In determining the application it is therefore a requirement to consider the Planning (Listed Building and Conservation Areas) Act 1990 (the Act). The principal statutory duty under the Act is to preserve the special character of heritage assets, including their setting. Relevant sections of the Act state the following:-

Listed Buildings - Section 16(2)

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Listed Buildings - Section 66(1)

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Conservation areas - Section 72(1)

In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

In relation to conservation areas decision makers should consider the impacts on the character and appearance of a conservation area (which includes its setting) separately and that development proposals need to satisfy both aspects (to preserve or enhance) to be acceptable.

- 5.4.3 Paragraphs 194, 195, 197, 199, 200, 202 and 203 of the NPPF are a significant material consideration that should be considered alongside the Council's development plan policies (DME4 and EN5 of the RVCS).

- 5.4.4 The key heritage considerations to consider are as follows:

1. Whether the direct works preserve the significance of the grade II listed Crow Trees Farmhouse; and curtilage listed garages, garden shelter and coal house;
2. Whether the proposed new development preserves the special interest of the grade II listed Crow Trees Farmhouse, dairy, garages, garden shelter and coalhouse through development in their settings;
3. Whether the proposed new development preserves or enhances the character or appearance of the Chatburn conservation area including through development in its setting.

- 5.4.5 Crow Trees Farmhouse is of significance as a late C17 farmhouse in two storeys with a further storey in the attic. The north elevation fronts Crow Trees Brow and the principal south elevation faces into the gardens to the south and towards the proposed affordable dwellings. Both elevations retain historic glazing and frames. To the west is the later Cheese Room containing a modified stone sink and a cheese press. The listed building is enclosed behind a historic stone wall which provides a strong sense of enclosure.
- 5.4.6 The curtilage listed coal house, garages and garden shelter illustrate how the farmstead was used historically. The garage retains its stone slate roof and historic hardwood timbers and open frontage which gives the building its distinctive character. The undeveloped fields to the south of the farmhouse that form part of the application site make a strong contribution to the farmhouse's significance.
- 5.4.7 The Chatburn conservation area is characterised by C17 and C18 farmhouses reflecting the agricultural beginnings of the village, and the close proximity of open fields, which provide a rural setting to the village (page 3 of the Chatburn conservation area appraisal). The view down the southern access road to the application site is identified as a key view in the appraisal. The application site therefore makes a strong contribution to the significance of the conservation area.
- 5.4.8 The non-designated heritage asset Crow Trees Barn is of significance as a circa C17-C18 barn historically forming the barn to the listed farmhouse. The immediate setting of the barn including the farmhouse and attached outbuildings make a strong contribution to significance. There is also an historic associative relationship between the undeveloped fields in the site and the barn, so these fields make a small contribution to its significance.
- 5.4.9 The former dairy is of some architectural and historic interest and is associated with Crow Trees Barn to the north and farmhouse to the northeast. The principal east elevation is highly attractive, with a circular pitching window at first floor and doorway directly below, flanked by windows either side. Consideration has been given as to whether it is curtilage listed but both heritage advisors to the Council and the applicant conclude that it is not considered to be a designated heritage asset in its own right for the purposes of this assessment.
- 5.4.10 The proposal for repair and refurbishment of the listed building is welcomed. The listed farmhouse has been vacant for approximately 2 years and severe water ingress and damp is evident. Its re-use brings forward some public benefit. The scheme will retain existing fenestration and involve an additional gable end window and rooflights, which are considered acceptable and justified. The removal of internal partition walls and additional staircase is not considered to harm significance and the original layout remains legible. Removal of the stone sink from the cheese room is acceptable as these has been altered, but this should be retained on the site if possible. The cheese press is to be retained which is positive.
- 5.4.11 It has been confirmed that the removal and replacement of historic windows and mullions does not form part of the scheme proposal. It has also been confirmed that the removal of render to address damp is only on sections of the building where repair and retention is not appropriate. These matters can be secured by condition.

- 5.4.12 Re-use of the curtilage store/garage is supported. To enable the building to be used as a functional garage for the farmhouse it is proposed to extend the front of the building by 2.4m to achieve an internal depth of 6m. In bringing forward the front wall this has the effect of altering the mono-pitch roof so that it is shallower. Originally it was proposed to remove the original roof covering and replace with a new zinc. Revised plans show the original stone roof material to be re-used on the new roof pitch along with matching stone slate material. This would be more sympathetic to the significance of the building and also the conservation area which identifies that traditional roofing materials should be retained. There would still be some limited (*low level of less than substantial harm*) harm caused by altering the roof pitch and losing the existing open frontage to the appearance of the building and the wider group.
- 5.4.13 Re-use of the dairy as a dwelling represents an optimum viable use. The harm caused by the loss of the interior is minor when weighed against the benefit of bringing the redundant dairy back into use. The changes required to the exterior appear to be reasonable and are necessary to achieve a suitable conversion. The extension to the later workshop (Dutch barn) to the south will have no discernible impact on any significant fabric. The new build single storey extension to the west is considered sympathetic and neutral in its impact. Importantly the most significant east elevation will be retained almost unaltered.
- 5.4.14 The proposed housing development will cause a low level less than substantial harm to the significance of the listed building and stores/garage through the changed rural setting and the contribution that makes to the significance of the designated group. The proposed housing development will cause a similar level of harm to the contributing value of the setting to the significance of the non-designated heritage assets (Crow Trees Barn and Dairy).
- 5.4.15 Overall, any harm to designated heritage assets requires clear and convincing justification (paragraph 200, NPPF) and the Local Planning Authority can weigh any harm against the public benefits of the scheme (paragraph 202, NPPF) ensuring to give great weight (paragraph 199, NPPF) to any harm to designated heritage in that balancing exercise.
- 5.4.16 The proposed repair and re-use of the farmhouse and dairy bring forward benefits that outweigh any harm caused by the direct works. To ensure the benefits are delivered it is recommended that a condition is imposed which secures implementation of this before the curtilage building is altered and extended.
- 5.4.17 The proposed housing development will bring forward significant benefits associated with delivery of 37 affordable housing units to meet an identified local need. Efforts have been made to reduce the harm to the group of heritage buildings with the chosen siting of the open space and bungalow properties within their immediate setting. Efforts have been made to reduce the harm to the conservation area with the set back of plots 1-4 from the site access and provision of soft landscape buffer. There are considered to be significant public benefits in this case which outweigh the less than substantial harm caused from the housing development to the setting of the designated and undesignated heritage assets.

5.4.18 Overall the proposed development achieves a positive balance and so the scheme is deemed to have met the specific duties *to preserve* under the Act and would be in accordance with the objectives of Chapter 16 of the NPPF and policies DME4 and EN5 of the RVCS.

5.5 Landscape and Ecology:

- 5.5.1 The application has been accompanied by an Arboricultural Impact Assessment. This identifies the removal of the entire length of hedgerow (H1) close to the western boundary to accommodate the estate road as well as sections of hedgerow centrally within the site (H2 and H3) to accommodate the development. Positively the landscape masterplan submitted shows a large section of H2 and H3 are to be retained together with trees within the hedge, and H1 is to be replaced with an almost identical length of hedgerow along the western boundary which is to be interspersed with trees.
- 5.5.2 Existing trees along the site edges are to be retained unless they have been identified as category U (not worthy of retention). In which case new tree planting will be secured as necessary. It was originally proposed to plant a new hedgerow along the southern edge with the railway which would also form the rear boundary to residential curtilages. However following safety concerns raised by Network Rail about this not providing an adequate protection barrier revised plans have been received showing a timber fence. Whilst a timber fence will have a more urbanising impact, it is accepted that the need to ensure public safety outweighs visual impact in this case, and it is not considered to be significantly harmful.
- 5.5.3 The landscape masterplan is considered acceptable as a framework, however as no details of species mix or density have been provided, and clarification needed regarding new tree planting, a condition would be required which secures full landscape details.
- 5.5.4 A preliminary ecological appraisal has been submitted. No bats were recorded roosting on the site. The mature trees and hedgerows are to be largely retained. Birds are likely to use scrub for nesting therefore a suitable condition securing no removal during bird nesting season is appropriate. No other notable or protected species were recorded. Mitigation is recommended which again can be secured by condition.
- 5.5.5 A bat, bird and barn owl survey of the heritage buildings has been submitted. The farm house, the cheese room and the dairy barn are confirmed to be used by bats for roosting. As such it is considered that a Natural England (NE) Protected Species Mitigation Licence (PSML) for bats will be required.
- 5.5.6 In order for the NE licence to be granted, NE requires 3 tests for the development to be met: (a) Preserving public health or public safety or other imperative reasons of overriding public interest; (b) there is no satisfactory alternative; and (c) the action will not be detrimental to maintaining the population of the species concerned at a favourable conservation status in its natural range. As competent authority the Habitats Directive places a duty on local planning authorities to consider whether there is a reasonable prospect of a licence being granted and apply the three tests.

- 5.5.7 In terms of the first test, the proposal to refurbish the farmhouse and re-use the dairy barn could be considered a reason of overriding public interest. In terms of the second test, there is no satisfactory alternative to achieve the refurbishment and conversion without disturbing bat roosts. The final test is an ecological one, which the submitted ecology survey says will be met as appropriate compensation / mitigation is possible. As all three tests have been met there is a reasonable prospect that NE would grant a licence for this development. Therefore the proposal would satisfy policy DME3 of the RVCS which seeks to resist development proposals likely to have an adverse effect on protected species unless it can be clearly demonstrated that the benefits outweigh the local and wider impacts.
- 5.5.8 There is potential for barn owls however no evidence of use was found. There is potential for nesting birds and old inactive nests have been found. One active nest was observed in the open barn. There is no specific mitigation for barn owls and it is advised that some provisions for nesting birds be included in the proposed development. Subject to appropriate conditions being secured there are no ecological concerns.
- 5.6 Highway Safety and Accessibility:
- 5.6.1 Following the receipt of additional and revised information the Local Highways Authority (LHA) have raised no objection to the proposal stating that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.
- 5.6.2 The site will be accessed off Crow Tress Brow which is a C classified road subject to a 30mph speed limit. The site will utilise two existing accesses to serve the proposal.
- 5.6.3 One access currently serves 2 dwellings located to the south of the railway track. This access will be improved and used to serve the proposed 37 units as well as the 2 existing dwellings to the south of the application site. The LHA is satisfied that the access is safe and suitable for the development, with a refuse vehicle being able to safely enter and exit the site. Therefore they have no concerns regarding the access width. The access can provide visibility splays of 2.4m x 63m to the north and 2.4m x 61m to the south. The LHA has no concerns regarding vehicular visibility at the site.
- 5.6.4 The other access which will serve the farmhouse and the converted barn and outbuildings is already existing and all farm operations will cease following the application, meaning that the site will generate less trips than its existing use. Therefore, the LHA has no concerns regarding the use of this access to serve the two dwellings.
- 5.6.5 There have been no Personal Injury Collisions recorded within 200m of the site in the last 5 years and therefore there are no pre-existing highway safety concerns.
- 5.6.6 The proposed development could generate approximately 39 two-way car trips in the peak hours. The LHA consider that the proposed development will not have a severe impact on the local highway network. However, this is subject to site access

and off site improvements (widening of the site access serving the proposed 37 dwellings, tactile paving being provided on both sides of the footway at the two accesses and a highway sign improvement scheme for the centre of Chatburn).

- 5.6.7 The proposed internal layout is to an acceptable standard. Grass verges within the development would not be adopted and would need to be maintained by a private management company.
- 5.6.8 The parking arrangements comply with the parking guidance as defined in the Joint Lancashire Structure Plan, given the number of bedrooms each dwelling will occupy. Electric Vehicle charging points should be provided along with storage provision for cycling.
- 5.6.9 The site is located a short walking distance away from key local amenities in the centre of Chatburn where facilities such as a convenience shop, primary school, among other facilities can be found. They are all served by footways along Crow Trees Brow. Approximately 140m from the site along Bridge Lane there are two bus stops providing east and west bound services. These bus services provide regular access to Clitheroe, Barley, Preston and Skipton. The LHA do not request any improvements / contributions towards cycling or public transport infrastructure.
- 5.6.10 The Local Highways Authority have further requested, that should consent be granted, that conditions relating to the following matters be imposed:
- Submission of a Construction management Plan
 - Timings for the implementation and completion of the proposed site access
 - Protection and retention of visibility splays
 - Highways works to be completed to first occupation
 - Details of highways management and maintenance to be submitted
 - Details of the full engineering, drainage, street lighting and constructional details of the streets proposed for adoption to be submitted
 - Provision(s) of electric vehicle charging points
 - Provision(s) of dedicated cycle storage
 - Controls to be imposed in relation to the occupation of the proposed 'annexe' building
- 5.6.11 Subject to securing the aforementioned conditions then the proposal is considered to meet the requirements of the NPPF and RVCS key statement DM12 and policies DMG1 and DMG3.

5.7 Infrastructure

- 5.7.1 The proposal will include provision of public open space (POS) on site in the form of natural and semi-natural greenspace. However in the absence of any formal children's play facilities it is reasonable for a development of this scale to make a contribution towards improvements to existing play facilities in Chatburn which are within reasonable walking distance of the site. Policy DMI1 of the RVCS provides the policy framework / justification for such requirements.

- 5.7.2 POS contributions are calculated based on the impact of the proposed development on the Borough's current provision and its identified future needs. A total cost figure of open space, sport and leisure requirements has been used to generate a per head contribution that relates overall resident numbers to the overall combined costs of the various open space requirements.
- 5.7.3 Applying the Council's cost per head figure to this development results in a contribution requirement of £16,896.51. This can be secured in a Section 106 agreement.
- 5.7.4 The Local Education Authority (LEA) have applied their methodology to the development proposal and identified a requirement for a contribution towards two secondary school places. They have requested a re-assessment at the point the application is ready to be determined by the Committee to ensure the assessment is based on the most up-to-date data e.g. population demographics, committed developments and cost per place. This final assessment will identify the named school(s) to receive the contributions. The LEA have been asked to provide a re-assessment and this will be reported to Committee on the Late Items Sheet. Any contributions identified can be secured in a Section 106 Agreement. Policy DMI1 of the RVCS provides the policy framework / justification for upholding such requirements.
- 5.7.5 The East Lancashire NHS Trust has requested contributions towards health care provision, with the Trust suggesting in their response that Government funding they receive towards the cost of providing a service for the new residents will only be in three years' time and will not be backdated. However, unlike the education and POS contributions, Policy DMI1 of the RVCS does not provide a policy framework for upholding such requirements. And even applying the more general NPPF and National Planning Practice Guidance, the formula provided has not been demonstrated to be directly related to the development and so the request fails to meet the test for securing obligations. As such this request will not be upheld.

5.8 Flood Risk and Drainage

- 5.8.1 A Flood risk assessment has been submitted which identifies the site as being within flood zone 1 (lowest risk of flooding). It includes a Drainage Strategy which indicates that surface and foul water will drain into a combined sewer along Crow Trees Brow. Both the Lead Local Flood Authority and United Utilities raise no objection but request full details to be submitted, which will be controlled by conditions.

6. Observations/Consideration of Matters Raised/Conclusion

- 6.1 For the reasons outlined above the proposed development is considered to be compliant with the relevant policies outlined within the Ribble Valley Core Strategy as well as the NPPF. The visual impact of the development has been reasonably mitigated and the proposal is considered to represent good design. The heritage impact has been reasonably mitigated and any (low level) *less than substantial* harm is considered to be significantly outweighed by the public benefits of the development. The removal of existing landscape features has also been reasonably mitigated with replacement planting. The impact upon bats has been considered in the conversion and extension elements of the

proposal, but it is likely that a Natural England licence would be issued and there are public benefits which outweigh the impacts. No other matters have been identified which raise significant concern or that cannot be addressed by conditions.

- 6.2 As such the proposal is recommended for approval, subject to the conditions listed below and the completion of a section 106 agreement securing 100% affordable housing, £16,896.51 towards public open space improvements and education contributions (subject to confirmation from the Local Education Authority).

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement and subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in accordance with the proposals as detailed on drawings:

- Location Plan Ref 21/139/L01
- Proposed Site Layout Ref 21/139/P01D
- Mews Block Proposed Floor Plans & Elevations Ref 21/138/AF01B
- The Bristow (Apartment Block) Proposed Floor Plans & Elevations Ref 21/139/AF02B
- The Marsden (2H795) Proposed Floor Plans & Elevations Ref 21/139/AF03A
- The Bransfield (3H951) Proposed Floor Plans & Elevations Ref 21/139/AF04A
- The Wainwright (3H1079) Proposed Floor Plans & Elevations Ref 21/139/AF05A
- The Wainwright (3H1057) Proposed Floor Plans & Elevations Ref 21/139/AF06A
- The Ruxton (2B719) Proposed Floor Plans & Elevations Ref 21/139/AF07B
- The Hastings and Burton Semi (2B744) Proposed Floor Plans & Elevations Ref 21/139/AF09A
- Proposed Main House Refurbishment and Extension of Store to form Garage Ref 21/139/CO1A
- Proposed Barn Conversion & Extension Floor Plans & Elevations Ref 21/139/C02A
- Proposed Dutch Barn Conversion (Annex accommodation to dwelling) Floor Plans & Elevations Ref 21/139/C03A
- Site Sections and Street Scene Ref 21/139/SS01C
- Proposed Boundary Treatment Details Ref 21/139/PO4B
- Detached Garage to Barn Conversion Ref 21/139/GO4
- Landscape Layout 4265/101D

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Notwithstanding the submitted details, the details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services. The details will be expected to be in general accordance with the approved Landscape layout plan (4265/101D).

The soft landscaping works shall be carried out in accordance with the approved details within the first planting season following occupation of the dwelling to which they relate to, or in the case of landscaping within public areas, prior to occupation of the 20th dwelling hereby approved. The hard landscaping works shall be carried out in accordance with the approved details prior to first occupation of the dwelling to which they relate.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 10 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

REASON: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology and to ensure compliance with the Wildlife and Countryside Act 1981.

5. (a) The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level for a distance of 10 metres into the site from the highway before any other development takes place within the site.

(b) No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to those dwelling(s) has been constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.

(c) In the event that the new estate road is not proposed for adoption by the Local Highway Authority then details of their road construction (surface materials and depth) and highway infrastructure (footways, street lighting, drainage) shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling hereby approved shall be first occupied until the new estate road(s) affording access to that dwelling has been constructed in accordance with the approved details.

REASON: To ensure that the road surfaces are visually acceptable and that any private roads are of sufficiently adequate construction to support any loading applied to them to enable effective waste management and emergency services access, and that the necessary infrastructure is provided.

6. (a) Prior to the first occupation of any dwelling, the proposed arrangements for future management and maintenance of the roads/ footways/ cycleways within the development shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include a plan showing areas of highway proposed for adoption by the Local Highway Authority and any areas proposed for private management.

(b) Should the plan required as per the above show that any highway within the estate would be privately managed, details of a Road Management Plan to detail how those sections of highway would be maintained in perpetuity, such as a private management and maintenance company to be established if applicable, shall be submitted to and approved in writing by the Local Planning Authority. The highway shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

(c) Should the plan required as per the above show that any highway within the estate would be proposed for adoption by the Local Highway Authority, those roads/ footways/ cycleways shall be made up to, and retained thereafter to, the Local Highway Authority's Adoptable Standards.

REASON: To ensure that all highways, footways and cycleways will be maintained to a sufficient standard by either the Local Highway Authority or by a site management company.

7. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on LMP drawing number 21/139/P01 Rev D have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

8. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway mitigation namely:

- Tactile paving provided on both sides of the footway at the two junctions serving the site.
- Highway signage improvement scheme (from the site to Mill Hay Barn, Sawley Road, Chatburn).

has been submitted to, and approved in writing by, the Local Planning Authority including a timetable for implementation. The works shall be completed in accordance with the approved details including approved timetable.

REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

9. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

10. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 63 metres to the north and 2.4 metres by 61 metres to the south have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

11. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with LMP drawing number 21/139/P01 Rev D. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

12. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (September 2022 / Flood Risk Assessment and Drainage Strategy – 22.1150 / Reford Consulting Engineering Limited).

The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

13. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment [and indicative surface water sustainable drainage strategy] submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum:

- a) Sustainable drainage calculations for peak flow control and volume control for the:
- i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep.

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Existing and Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;

- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components.
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
 - d) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
 - e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

REASON: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

14. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

15. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:
- a) A timetable for its implementation;
 - b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
 - c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
 - d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity; e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
 - f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
 - g) Means of access for maintenance and easements. Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

16. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

REASON: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

17. Prior to the commencement of development, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site, and validation of the approved measures

shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

REASON: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance.

18. No demolition, ground works, site / vegetation clearance or construction in respect of the Grade II Listed Farmhouse shall commence until the Local Planning Authority has been provided in writing with either:

- a licence issued by Natural England pursuant to Regulation 39 of the Conservation of Habitats and Species Regulations 2010 in respect of the likely harm to bats as a result of the demolition / development authorising the specified activity / development go ahead; or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

REASON: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and Section 15 of the National Planning Policy Framework.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order), all garages hereby permitted shall be maintained as such and shall not be converted to or used as additional living accommodation that would preclude its ability to accommodate parked motor vehicles unless a further planning permission has first been granted in respect thereof.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

20. The development hereby approved shall be implemented in full accordance with the Ecological Appraisal submitted with the planning application [Preliminary Ecology Appraisal, Envirotech, 7903, 1/9/2022] including all the mitigation measures set out in that report.

REASON: To ensure compliance with the Wildlife and Countryside Act 1981, Policy CDMP4 of the Wyre Local Plan (2011-31) and section 15 of the National Planning Policy Framework.

21. Prior to the first occupation of any dwelling hereby approved details of the provision of electric vehicle charging points within the boundary of the site shall have been submitted to and approved in writing by the local planning authority. These shall have been made available for use prior to the first occupation of the dwelling and thereafter retained as such.

REASON: To contribute towards sustainable transport objectives and the reduction of harmful vehicle emissions.

22. Prior to the commencement of development details of the existing and proposed ground, slab and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority.

The ground, slab and finished floor levels shall be constructed and completed in accordance with the approved details.

REASON: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity and has a minimum risk of flooding.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates, walls, railings or other means of enclosure shall, at any time, be constructed/erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts on to a highway without express planning permission first being obtained.

REASON: To safeguard the appearance of open plan development.

24. Prior to slab level being reached, details of the location and appearance of cycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority for those plots which do not have garages within their curtilage. The development shall be implemented in accordance with the approved details, prior to first occupation of any part of the approved development and thereafter maintained and retained.

REASON: In the interests of the appearance of the site and locality and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

25. The annexe (existing Dutch barn outbuilding) hereby approved shall only be used ancillary to the enjoyment of the approved dwelling (existing dairy building) and shall not be used by way of sale or sub-letting to form separate residential accommodation.

REASON: To avoid the creation of separate dwellings which require further consideration against relevant Local Plan policies.

26. Prior to slab level being reached for any new-build dwelling hereby approved, or in the case of the dairy building, prior to conversion works commencing, a scheme which identifies opportunities for biodiversity enhancement on site including (but not limited to):

- bat bricks and/or tubes within the new development
- bird boxes
- bat boxes
- Native tree and shrub planting
- Hedgerow planting
- Bolstering of existing hedgerows
- Creation of suitable sized gaps/corridors at ground level to encourage wildlife movement

shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented prior to occupation of the dwelling to which they relate or, if within public areas, at the same time as those areas are delivered. The agreed scheme shall be retained in perpetuity and the wildlife corridor shall thereafter remain free from obstructions which would preclude their use by wildlife.

27. Notwithstanding the details submitted, details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to slab level being reached for any dwelling hereby approved. The approved details shall be provided prior to first occupation of the dwelling to which they relate.

REASON: To ensure that the development has a satisfactory visual impact on the streetscene and a satisfactory impact on highway safety.

28. Prior to first occupation of the development hereby approved, the noise mitigation measures set out in the supporting Noise Assessment submitted with the application [Martec Environmental Consultants Ltd, 12.4.2022] shall be implemented. The approved noise mitigation measures shall thereafter be retained and maintained.

REASON: To ensure there is no adverse effect on the health and quality of life of future occupants and to avoid an unacceptable impact on residential amenity by virtue of noise.

29. No works to the application buildings, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording as set out in "Understanding Historic Buildings" (Historic England 2016). The recording should be to Level 3 for Crow Trees farmhouse, and Level 2 for the barn/dairy and other 19th century or earlier ancillary buildings. No record is required for the Dutch Barn. Wherever possible the recording of the farmhouse should also include observation and recording during opening-up and other investigative works to the building structure. This work must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

30. No new development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of field investigation to include trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate

analysis, reporting and publication shall be developed, and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. Copies of all reports should be deposited directly with the Lancashire Historic Environment Record. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

REASON: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

31. Prior to the first occupation or use of the development hereby approved, the first floor window(s) in the north elevation(s) of plot 1 shall be:
- i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
 - ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The window(s) (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

REASON: To safeguard the privacy of adjoining residents.

32. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

REASON: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

33. No works to alter and extend the existing (Listed) curtilage building to the Farmhouse shall commence until the approved renovation works to the Farmhouse have been implemented in full.

REASON: To ensure that the public benefits identified to justify the assessed level of harm are delivered.

34. Prior to the commencement of the development hereby approved in respect of the Listed Farmhouse, details of the extent of new render to be applied to the elevations shall be submitted along with a specification for the render to be used (including mix ratio and finishing) together with a methodology for its application shall have been submitted to and approved in writing by the Local Planning Authority. Dependent on the extent of new render required and approved, there may also be a requirement to provide a sample panel on site to be inspected and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

After completion, only the approved details shall be subsequently used as a repair or replacement.

REASON: To preserve or enhance the architectural and historic character of the Listed Building.

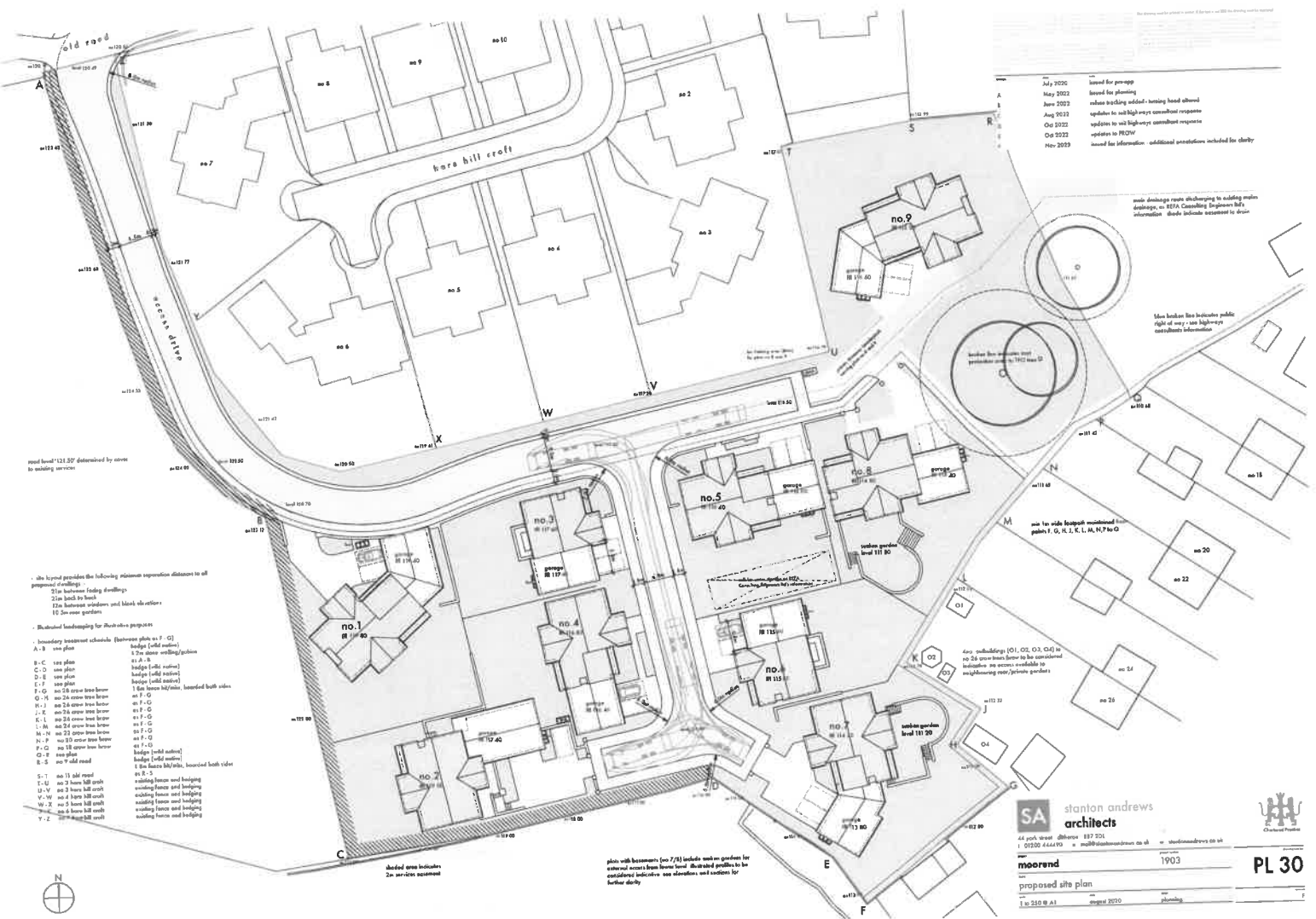
INFORMATIVES/NOTES

1. Construction Management Plan.
 - There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.
 - There must be no storage of materials in the public highway at any time.
 - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
 - Vehicles must only access the site using a designated vehicular access point.
 - There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
 - A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
 - All references to public highway include footway, carriageway and verge

2. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278 and Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number. Please be aware that the demand to enter into section 278 agreements with Lancashire County Council as the highway authority is extremely high. Enquiries are being dealt with on a first come first served basis. As such all developers are advised to seek to enter into Section 278 agreements at a very early stage. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 38), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

3. Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: <http://www.archaeologists.net>. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>. "Understanding Historic Buildings" can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historicbuildings/>.

EP14



July 2020	based for pre-app
May 2022	based for planning
June 2022	submit building control - building hand allowed
Aug 2022	updates to suit highway consultant response
Oct 2022	updates to suit highway consultant response
Oct 2022	updates to PC20V
Nov 2023	based for information - additional annotations included for clarity

- the layout provides the following minimum separation distances to all proposed buildings:
 - 2.5m between existing buildings
 - 2.5m between existing and block elevations
 - 10.5m over gardens
- Additional landscaping for residential purposes:
 - boundary treatment screens (between plots A-F-G)
 - A-B: one plant
 - B-C: one plant
 - C-D: one plant
 - D-E: one plant
 - E-F: one plant
 - F-G: one plant
 - H-I: one 24" ever tree lower
 - I-J: one 24" ever tree lower
 - J-K: one 24" ever tree lower
 - K-L: one 24" ever tree lower
 - L-M: one 24" ever tree lower
 - M-N: one 24" ever tree lower
 - N-O: one 24" ever tree lower
 - O-P: one 24" ever tree lower
 - P-Q: one 24" ever tree lower
 - Q-R: one plant
 - R-S: one 7' tall road
 - S-T: one 11' tall road
 - T-U: one 7' bare hill oval
 - U-V: one 3' bare hill oval
 - V-W: one 4' bare hill oval
 - W-X: one 5' bare hill oval
 - X-Y: one 4' bare hill oval
 - Y-Z: one 4' bare hill oval

main drainage route discharging to existing main drainage on BSA Consulting Engineers Ltd's information. Works include excavation to drain.

Manholes BSA indicates public right of way - see highway consultation information.

see to verify footpath mentioned in plans F, G, H, I, K, L, M, N, P to G.

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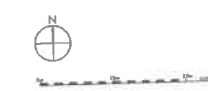
moernd

proposed site plan

1 to 310 @ A1 August 2020

PL 30

plots with basements (no. 7/8) include tank in garden for external access from lower level. Detailed profiles to be considered indicative - see elevations and sections for further clarity.



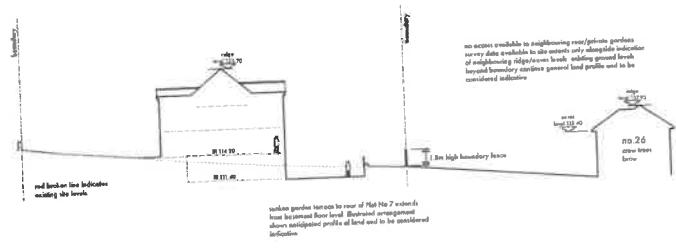
EP15

As part of the design process, the architect has undertaken a series of site visits to the site and has observed the existing conditions. The architect has also conducted a series of site visits to the site and has observed the existing conditions. The architect has also conducted a series of site visits to the site and has observed the existing conditions.

August 2003 based for information
 October 2003 based for information



key plan



section L



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moorend

site sections - plot no. 7

1 to 200 @ A1 August 2003

PL 53

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