

Planning Committee

Tuesday, 5th October 2021, 6.30 pm

Council Chamber, Town Hall, Chorley and YouTube

I am now able to enclose, for consideration at the above meeting of the Planning Committee, the following report that provides an update of events that have taken place since the agenda was printed.

Agenda No	Item
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9	Addendum
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Gary Hall
Chief Executive

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C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Planning and Development	Planning Committee	5 October 2021

ADDENDUM

ITEM 3a - 20/01237/FUL – P R Crompton Butchers, 229 Eaves Lane, Chorley

The recommendation remains as per the original report

An email has been received from Cllr Zara Khan setting out the following:

“Any highways concerns have been passed to the County Councillor for the Area, and some residents have been spoken to about a residents permit parking scheme for future, a meeting is to be organised in the near future to see how this can be taken forward. The idea has come from some residents themselves who have approached County Councillor Hasina Khan.”

An email has been received from Cllr Hasina Khan setting out the following:

“Just to let you know that the concerns raised about parking or any other highways issues in connection with this Planning application are being addressed, I have been speaking to residents in my role as a County Councillor for the area, some of the residents have requested me to look into a possible residents permit parking scheme for future, i am going to work with the residents and LCC to try and take this forward. Any other Highways issues i will also try and address if any do arise.”

ITEM 3b - 20/00175/FULMAJ – The Great Barn Hoghton Tower, Blackburn Old Road

The recommendation remains as per the original report.

The following consultee responses have been received:

Regulatory Services - Environmental Health

No objections have been raised. The Environmental Health Officer advises that that careful consideration should be given to the lighting scheme as no specific detail have been provided, to prevent nuisance from artificial light.

In respect of noise they advise that they do not consider this to be a significant issue due to the location of the site and that no noise complaints have been received in relation to events at Hoghton Tower. Notwithstanding this, and based on the two objections received, they advise that the assessment of noise levels and management is useful.

Typographical error

The original report contains an error in the ecological section at paragraphs 65, 68, 69 and 70. The reference to the Habitats Regulations should be 2017 (as amended) and not 2019 as stated. In addition, the regulation for the three tests is 53 and not 55 as stated. This does not have any impact upon the assessment of bats; and the tests are passed.

The following conditions are recommended:

1. The proposed development must be begun not later than three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Proposed door and window details Buildings 5 to 8	11B	26 October 2020
Proposed repairs to Building 5 to 8 Elevations	07 B	26 October 2020
Proposed repairs to Building 5 to 8 and the Great Barn (Building 17) Plans	05 B	26 October 2020
Proposed roof details Buildings 5 to 8	12	26 October 2020
Proposed repairs to Buildings 5 to 8 Sections showing new floor and roof construction	13	26 October 2020
Proposed repairs to Great Barn (Building 17) Elevations	06	20 February 2020
Existing Elevations Great Barn Building 17	02	20 February 2020
Existing Elevations buildings 9 to 16	04	20 February 2020
Existing plans buildings 1 to 17	01	20 February 2020

3. Except where specified in any condition below, the works shall take place in conformity with the submitted documentation:

- Document Buildings 5 to 8 associated with The Great Barn at Hoghton Tower 'Specification of materials and workmanship for conservation and repairs' dated September 2020 and received by the Local Planning Authority on 26th October 2020
- Schedule of Essential repairs received by the Local Planning Authority on 20th February 2020.

Reason: For the avoidance of doubt.

4. No works shall commence until the following has been submitted to the Local Planning Authority:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development go ahead: or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license

Reason: Due to the known presence of bats and their roosts.

5. No works shall commence until a mitigation strategy for bats, which shall be informed by up-to-date bat surveys has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved mitigation strategy.

Reason: To provide adequate mitigation for bats which are a protected species; and to avoid detrimental impacts on the favourable conservation status of bats in this area, as a result of the works proposed.

6. No works 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. 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 archaeological/historical importance associated with the development.

7. The use of the Great Barn (building 17) as a wedding venue shall not commence until a noise assessment has been submitted to and approved in writing by the Local Planning Authority. This shall include any recommendations for acoustic mitigation and/or a noise management plan.

The use of the Great Barn as a wedding venue shall only operate in accordance with the approved details.

Reason: This information is necessary in the interests of preventing adverse impacts of noise disturbance to neighbouring residential properties from the use as a wedding venue.

8. Notwithstanding any detail shown on the submitted plans, prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with a lighting assessment shall be submitted to and approved in writing by the Local Planning Authority.

This shall include a plan to show the location of the lighting and full details of the design, materials, size, technical specifications and illuminance.

The scheme shall also be accompanied by full details to include the following:

- a) to identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) to demonstrate how and where external lighting will be installed to ensure that any external lighting does not disturb or prevent the bats from using their territory or having access to their breeding sites and resting places.

The lighting scheme shall only be implemented in accordance with the approved details.

Reason: This information is required to ensure that the lighting scheme is designed so that it does not adversely affect bats, which are known to be present and are a protected species. The information is also required to ensure that the lighting scheme is sympathetic to the sensitive heritage setting and rural location.

9. No works that would affect habitats suitable for use by nesting birds shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and that appropriate measures put in place to protect nesting bird interests on site.

Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended).

10. The use of the Great Barn (building 17) as a wedding venue shall not commence until a scheme for improvements to traffic signage for the car park and one-way system has been submitted to and approved in writing by the Local Planning Authority . The approved signage scheme shall be implemented in full prior to the first use of the Great Barn as a wedding venue.

Reason: To encourage vehicles to use the one-way system.

11. The use of the Great Barn (building 17) as a wedding venue shall not commence until a scheme for improvements to the surfacing of the exit track have been submitted to and approved in writing. The surfacing implements shall be implemented in full prior to the first use of the Great Barn as a wedding venue.

Reason: Improvements to the surfacing of the exit track are required to encourage more vehicles to use it.

12. Where replacement external facing and roofing materials are required (specifically masonry and roof slates) and cannot be salvaged from the site, full details shall be submitted to and approved in writing by the Local Planning Authority, and samples shall be provided on site. The works shall be carried out only in accordance with the approved details, unless any variation is subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that the materials are sympathetic to the heritage asset.

13. Prior to its use for each required area, full details of the proposed mortar shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details, unless any variation is subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that the materials are sympathetic to the heritage asset.

14. Notwithstanding any detail on the approved plans, planning permission is not granted for the erection of a marquee within the Great Barn.

Reason: For the avoidance of any doubt as this was removed from the scheme.

15. Prior to the provision of any guard / handrail to the external steps, full details shall be submitted to and approved in writing by the Local Planning Authority. The guard / handrail shall be provided only in accordance with the approved details.

Reason: To ensure that such details are sympathetic to the heritage asset.

16. Notwithstanding any details shown on the submitted plans, door DG4 on the Great Barn (building 17) as indicated on drawing number 05B shall only be provided in accordance with full details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the details are sympathetic to the heritage asset.

ITEM 3c - 20/00176/LBC - The Great Barn Hoghton Tower, Blackburn Old Road

The recommendation remains as per the original report.

The following conditions are recommended:

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Proposed door and window details Buildings 5 to 8	11B	26 October 2020
Proposed repairs to Building 5 to 8 Elevations	07 B	26 October 2020
Proposed repairs to Building 5 to 8 and the Great Barn (Building 17) Plans	05 B	26 October 2020
Proposed roof details Buildings 5 to 8	12	26 October 2020
Proposed repairs to Buildings 5 to 8 Sections showing new floor and roof construction	13	26 October 2020
Proposed repairs to Great Barn (Building 17) Elevations	06	20 February 2020
Existing Elevations Great Barn Building 17	02	20 February 2020
Existing Elevations buildings 9 to 16	04	20 February 2020
Existing plans buildings 1 to 17	01	20 February 2020

3. Except where specified in any condition below, the works shall take place in conformity with the submitted documentation:

Document Buildings 5 to 8 associated with The Great Barn at Hoghton Tower 'Specification of materials and workmanship for conservation and repairs' dated September 2020 and received by the Local Planning Authority on 26th October 2020
Schedule of Essential repairs received by the Local Planning Authority on 20th February 2020,

Reason: For the avoidance of doubt.

4. No works 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. 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 archaeological/historical importance associated with the development.

5. Notwithstanding any detail shown on the submitted plans, prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with a lighting assessment shall be submitted to and approved in writing by the Local Planning Authority.

This shall include a plan to show the location of the lighting and full details of the design, materials, size, technical specifications and illuminance.

The scheme shall also be accompanied by full details to include the following:

a) to identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) to demonstrate how and where external lighting will be installed to ensure that any external lighting does not disturb or prevent the bats from using their territory or having access to their breeding sites and resting places.

The lighting scheme shall only be implemented in accordance with the approved details.

Reason: This information is required to ensure that the lighting scheme is designed so that it does not adversely affect bats, which are known to be present and are a protected species. The information is also required to ensure that the lighting scheme is sympathetic to the sensitive heritage setting and rural location.

6. Where replacement external facing and roofing materials are required (specifically masonry or roof slates) and cannot be salvaged from the site, full details shall be submitted to and approved in writing by the Local Planning Authority, and samples shall be provided on site. The works shall be carried out only in accordance with the approved details, unless any variation is subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that the materials are sympathetic to the heritage asset.

7. Prior to its use for each required area, full details of the proposed mortar shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details, unless any variation is subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that the materials are sympathetic to the heritage asset.

8. Notwithstanding any detail on the approved plans, planning permission is not granted for the erection of a marquee within the Great Barn.

Reason: For the avoidance of any doubt as this was removed from the scheme.

9. Prior to the provision of any guard / handrail to the external steps, full details shall be submitted to and approved in writing by the Local Planning Authority. The guard / handrail shall be provided only in accordance with the approved details.

Reason: To ensure that such details are sympathetic to the heritage asset.

10. Notwithstanding any details shown on the submitted plans, door DG4 on the Great Barn (building 17) as indicated on drawing number 05B shall only be provided in accordance with full details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the details are sympathetic to the heritage asset.

ITEM 3d - 20/01211/FULMAJ – Former Brookes Arms, Eaves Lane, Chorley

The recommendation remains as per the original report.

An email of support has been received from Cllr Zara Khan, which sets out as follows:

“The new development is welcomed by me as the area was looking pretty grim with the issues around the area since the demolition of Brookes arms some years ago, the concern about the narrow footpath at top of Brooke St has also been addressed by LCC and so has the access concerns.”

Cllr Hasina Khan has requested that her comments are reported at planning committee. They are as follows:

“This application is welcomed by me, as the site has been an eye sore for many years and it will be a good tidy up for the area, residents will be happy with this too. The concerns regards to the narrow footpath at the top of Brooke Street to widen it as was below the minimum standard seems to have been addressed now by LCC, so has the access”.

The following conditions are recommended:

1. The proposed development must be begun not later than three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Proposed Layout	PL/EL/20 E	05 October 2021
Ground and First Floor	GF1/20P1 C	18 June 2021
Proposed Elevations	PE/EL/20 C	22 June 2021
Location Plan	27/20LOC	6 November 2020

3. The external facing materials, as detailed in the Materials Treatment Key as shown on drawing number PE/EC/20 REV C, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: In the interests of the appearance of the development.

4. Any boundary treatment to the site frontages (Eaves Lane /Brooke Street) shall only be erected in accordance with full details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: Such details have not been provided and are required in the interests of the appearance of the development in the streetscene.

5. Prior to the commencement of the development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

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

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

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

7. Prior to first occupation of the development hereby permitted, covered and secure cycle storage shall be provided on site in accordance with full details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage sustainable transport modes.

8. Prior to the commencement of the development, excluding site works, a scheme for off-site works of highway improvement shall be submitted to and approved by the Local Planning Authority.

The works shall include:

- Provision of dropped kerbs and tactile paving to the footway on both sides of the entrance to The Brookes.
- Reinstatement of section of the existing vehicle dropped crossing on Brooke Street in line with the application site boundary.
- Widening of the footway at the corner of Brooke Street Eaves Lane

The works shall be carried out in accordance with the approved details prior to any part of the development being occupied.

Reason: To secure the final details of highways works.

9. Prior to the commencement of the development, details of proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

10. Prior to the commencement of the development hereby permitted, including site works, an updated landscaping scheme of the site shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

- all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection during the course of development;
- indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded
- full details of all hard-surfacing areas of the site
- Measures for biodiversity enhancements across the site

All landscaping shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out and to secure a high-quality design.

ITEM 3e- 21/00380/FUL – South View Back Lane Mawdesley

The recommendation remains as per the original report.

The following conditions are recommended:

1. The proposed development must be begun not later than three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Proposed Plans and Elevations	2021 PL 103 A	23 August 2021
Proposed Site Plan	2021 SK 20 C	23 August 2021
Proposed Site Plan South Area	2021 SK 22 B	23 August 2021
Buildings and structures to be demolished	2021 SK 21 A	5 July 2021
Location Plan	2021 SK 11 A	5 July 2021
Plot 3 General Arrangement	2021 SK 06 E	5 July 2021
Plot 1 Proposed Elevations	2021 SK 09 B	5 July 2021
Plot 1 Proposed Plans / Elevations	2021 SK 05 B	5 July 2021
Plot 2 General Arrangement	2021 SK 30	5 July 2021
Proposed Garage	2021 BR 01 A	5 July 2021

3. Prior to the commencement of the construction of each dwellinghouse hereby permitted, full details of all external facing and roofing materials of the respective dwellinghouse (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: In the interests of the appearance of the development and to ensure that the materials used are visually appropriate to the locality.

4. No dwelling hereby permitted shall be commenced until all existing buildings on the site identified for demolition (as shown on drawing number 2021 SK 21 A titled 'Buildings and Structures to be Demolished') are demolished in full and all resultant materials removed from the site.

Reason: The demolition of the existing buildings is necessary to make the development acceptable in the Green Belt as an exception to inappropriate development in the Green Belt as listed in paragraph 149 (g) of the National Planning Policy Framework (2021) and also in accordance with Chorley Local Plan 2012 - 2026 policy BNE5.

5. Prior to the commencement of the development hereby permitted, excluding the erection of the detached garage, a landscaping scheme of the site shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

- all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection during the course of development;
- indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded
- The scheme shall also include a measure of biodiversity enhancements across the site

All landscaping shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high-quality design.

6. Prior to the commencement of development hereby permitted, excluding site works and demolition and the erection of the detached garage, full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

7. Prior to the erection of boundary treatments for each plot, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

8. No dwellinghouse hereby permitted shall be occupied until that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site is paved in tarmacadam, concrete, block paviers, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

9. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However, as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.

10. Prior to the commencement of the development, excluding the erection of the detached garage, details shall be submitted to and approved in writing by the Local

Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However, as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.

11. No dwelling hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling has achieved the required Dwelling Emission Rate.

Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However, as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.

12. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

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

13. No works to trees, shrubs or hedgerows or demolition of the buildings shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and that appropriate measures put in place to protect nesting bird interests on site.

Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended).

14. No development shall commence or any vegetation clearance carried out until a method statement of reasonable avoidance measures for amphibians has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full conformity with the approved method statement.

Reason: reasonable avoidance measures are necessary due to the presence of a pond within proximity to the development, in the interests of nature conservation.

15. No development shall commence or vegetation clearance carried out until a method statement detailing eradication and/or control and/or avoidance measures for Himalayan Balsam has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full conformity with the approved method statement.

Reason: Himalayan Balsam has been recorded on site and is an invasive plant species.

16. The existing hedgerow to the site boundaries with Back Lane and Gorsey Lane shall be permanently retained.

Reason: The existing trees/hedgerows h make a significant contribution to the visual amenity of the area.

17. The existing hedgerow to the site boundaries with Back Lane and Gorsey Lane shall be protected at all times during site works and construction in accordance with BS 5837:2012

Reason: In the interests of the wellbeing of the existing trees/hedgerows which make a significant contribution to the visual amenity of the area.

18. The development hereby approved shall only be served by the access as shown on approved drawings 2021 SK 22 B titled 'Proposed Site Plan South Area' and 2021 SK 20 C titled 'Proposed Site Plan'.

Reason: In the interests highways safety.

ITEM 3f - 21/00965/FUL – Straits Farm, The Straits, Hoghton

The recommendation remains as per the original report

(4)No. further letters of objection have been received setting out the following issues:

Impact of the development and access on highway safety

- Concerns as to whether adequate visibility at the access can be achieved.
- The estate road would not be to an adoptable standard.
- Loss of views.
- Adverse impact on privacy
- Loss of open land within the centre of the village.
- Disruptive impact of the development on residents.
- Noise impact from new residents accessing the houses.
- Overdevelopment
- No need for more houses.
- Any houses that area needed in this area would be for first time buyers.
- Adverse impact on the character of the area.
- Adverse impact on drainage.
- Ecological impacts

The following consultee responses have been received:

LCC Highways have responded in relation to comments received about the highway safety situation and visibility. They have noted that the access has already been approved as part of planning permission 19/00943/FUL, which proved adequate sightlines could be achieved and are recommended to be condition in any grant of planning permission in this instance. In relation to the adoption of the estate road LCC note that smaller estates such as this are not normally adopted and privately maintained.

The following conditions are recommended:

No.	Condition																																	
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																																	
2.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="1" data-bbox="368 936 1342 1420"> <thead> <tr> <th data-bbox="368 936 791 1003">Title</th> <th data-bbox="791 936 1054 1003">Drawing Reference</th> <th data-bbox="1054 936 1342 1003">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 1003 791 1037">Location Plan</td> <td data-bbox="791 1003 1054 1037">20/089/L05</td> <td data-bbox="1054 1003 1342 1037">06 August 2021</td> </tr> <tr> <td data-bbox="368 1037 791 1070">Proposed Site Plan</td> <td data-bbox="791 1037 1054 1070">20/089/P24</td> <td data-bbox="1054 1037 1342 1070">06 August 2021</td> </tr> <tr> <td data-bbox="368 1070 791 1104">Landscape Proposals</td> <td data-bbox="791 1070 1054 1104">6656.06 Rev.A</td> <td data-bbox="1054 1070 1342 1104">06 August 2021</td> </tr> <tr> <td data-bbox="368 1104 791 1171">House Type B Plot 1</td> <td data-bbox="791 1104 1054 1171">20-089-P09 Rev.A</td> <td data-bbox="1054 1104 1342 1171">28 September 2021</td> </tr> <tr> <td data-bbox="368 1171 791 1238">House Type B Plot 2</td> <td data-bbox="791 1171 1054 1238">20-089-P11 Rev.A</td> <td data-bbox="1054 1171 1342 1238">28 September 2021</td> </tr> <tr> <td data-bbox="368 1238 791 1272">House Type A Plot 3</td> <td data-bbox="791 1238 1054 1272">20/089/P08</td> <td data-bbox="1054 1238 1342 1272">06 August 2021</td> </tr> <tr> <td data-bbox="368 1272 791 1305">House Type C Plot 4</td> <td data-bbox="791 1272 1054 1305">20/089/P10</td> <td data-bbox="1054 1272 1342 1305">06 August 2021</td> </tr> <tr> <td data-bbox="368 1305 791 1339">House Type C Plot 5</td> <td data-bbox="791 1305 1054 1339">20/089/P12</td> <td data-bbox="1054 1305 1342 1339">06 August 2021</td> </tr> <tr> <td data-bbox="368 1339 791 1373">Double Garage</td> <td data-bbox="791 1339 1054 1373">20/089/G01</td> <td data-bbox="1054 1339 1342 1373">06 August 2021</td> </tr> <tr> <td data-bbox="368 1373 791 1420">Tree Protection Plan</td> <td data-bbox="791 1373 1054 1420">6656.07 Rev.A</td> <td data-bbox="1054 1373 1342 1420">04 October 2021</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location Plan	20/089/L05	06 August 2021	Proposed Site Plan	20/089/P24	06 August 2021	Landscape Proposals	6656.06 Rev.A	06 August 2021	House Type B Plot 1	20-089-P09 Rev.A	28 September 2021	House Type B Plot 2	20-089-P11 Rev.A	28 September 2021	House Type A Plot 3	20/089/P08	06 August 2021	House Type C Plot 4	20/089/P10	06 August 2021	House Type C Plot 5	20/089/P12	06 August 2021	Double Garage	20/089/G01	06 August 2021	Tree Protection Plan	6656.07 Rev.A	04 October 2021
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3.	<p>Prior to the commencement of development details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:</p> <ul style="list-style-type: none"> (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). (ii) A restricted rate of discharge of surface water agreed with the local planning authority. (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge; and 																																	

	<p>(v) Foul and surface water shall drain on separate systems within the site.</p> <p>The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and no surface water shall discharge to the public sewer either directly or indirectly.</p> <p>Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p>
4.	<p>Prior to the erection of the superstructure of the dwellings hereby approved samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
5.	<p>Prior to the erection of the superstructure of the dwellings hereby approved, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
6.	<p>No works to trees or hedgerows shall occur or building works commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
7.	<p>Prior to any earthworks being carried out a method statement detailing eradication and/or control and/or avoidance measures for wall cotoneaster and monbretia shall be supplied to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to thereafter and implemented in full unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: Due to the presence of invasive plant species.</i></p>

<p>8.</p>	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species..</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>
<p>9.</p>	<p>The development hereby approved shall be carried out in accordance with the details contained in the approved Tree Protection Plan (Ref. 6656.07 Rev.A) and Arboricultural Impact Assessment and Method Statement (ref. MG/6656/AIA&AMS/REVA/OCT21) received 04 October 2021. All remaining trees must be fully safeguarded in accordance with BS5837.2012 for the duration of the site works unless agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To safeguard the trees to be retained.</i></p>
<p>10.</p>	<p>The dwellings hereby approved are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</i></p>
<p>11.</p>	<p>Prior to the erection of the superstructures of the dwellings hereby approved details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so is can be assured that the design meets the required dwelling emission rate.</i></p>
<p>12.</p>	<p>The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before any development commences and a suitable turning area is to be maintained thereafter.</p>

	<p><i>Reasons: Vehicles reversing to and from the highway are a hazard to other road users, for residents and construction vehicles.</i></p>
13.	<p>The new estate road for the approved development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base-course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.</p> <p><i>Reasons: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.</i></p>
14.	<p>No part of the development shall be commenced until the visibility splays measuring 2.4 metres by 102 metres in both directions are provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of The Straits. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.</p> <p><i>Reasons: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policy in the Local Plan.</i></p>
15.	<p>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 improvement has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority as part of a section 278 agreement, under the Highways Act 1980.</p> <p><i>Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.</i></p>
16.	<p>No part of the development hereby approved shall be occupied until the approved scheme for the construction of the site access and the off-site works of highway improvement has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.</p> <p><i>Reasons: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading.</i></p>
17.	<p>Prior to the commencement of development a Traffic Management Plan (TMA) shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with the highway authority). The TMA shall include and specify the provisions to be made for the following:-</p> <ul style="list-style-type: none"> • The parking of vehicles of site operatives and visitors;

	<ul style="list-style-type: none"> • Loading and unloading of plant and materials used in the construction of the development; • Storage of such plant and materials; • Wheel washing facilities; • Hours of operation (including deliveries) during construction • 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) • Routes to be used by vehicles carrying plant and materials to and from the site; • Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties. <p><i>Reasons: to protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.</i></p>
<p>18.</p>	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of highway safety and to prevent flooding.</i></p>
<p>19.</p>	<p>The development hereby approved shall be carried out in full accordance with the approved remediation works as outlined in section 14 of the Geoenvironmental Appraisal report (ref.30256/1) dated April 2021 and submitted 06 August 2021.</p> <p>Prior to the occupation of any of the dwellings hereby approved remediation and validation reports shall be submitted to the Local Planning Authority for approval.</p> <p>Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).</i></p>

ITEM 3g - 21/01389/OUTMAJ – Croston Sports Club, Westhead Road, Croston

The recommendation remains as per the original report

The following conditions are recommended:

No.	Condition						
1.	<p>An application for approval of the reserved matters, namely the access, appearance, layout, scale and landscaping of the site, must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.</p> <p><i>Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>						
2.	<p>The development hereby permitted for one dwelling shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="316 904 1353 981"> <thead> <tr> <th data-bbox="320 904 759 938">Title</th> <th data-bbox="759 904 1082 938">Reference</th> <th data-bbox="1082 904 1353 938">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 938 759 981">Site Location Plan</td> <td data-bbox="759 938 1082 981">1237A-PL-001A</td> <td data-bbox="1082 938 1353 981">20 May 2021</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Reference	Received date	Site Location Plan	1237A-PL-001A	20 May 2021
Title	Reference	Received date					
Site Location Plan	1237A-PL-001A	20 May 2021					
3.	<p>Prior to the commencement of development or with any reserved matter application the following documents shall have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England:</p> <p>(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and</p> <p>(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.</p> <p>The approved scheme shall thereafter be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.</p> <p><i>Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.</i></p>						
4.	<p>Prior to the commencement of development or with any reserved matter application a schedule of playing field maintenance, including a programme for implementation for a minimum period of [five] years starting from the commencement of use of the development, shall have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. Following the commencement of use of the development the</p>						

	<p>approved schedule shall be complied with in full.</p> <p>Reason: To ensure that the playing field is first established as a functional playing field to an adequate standard and is fit for purpose.</p>
<p>5.</p>	<p>Prior to the commencement of development or with any reserved matter application a scheme for the management and maintenance of playing field drainage, including a management and maintenance implementation programme, shall have been submitted to and approved in writing by the Local Planning Authority in with Sport England. The playing fields shall thereafter be managed and maintained in accordance with the approved scheme.</p> <p>Reason: To ensure the quality of pitches is satisfactory and that they are available for use before development (or agreed timescale).</p>
<p>6.</p>	<p>Prior to the first use of the development hereby permitted a community use agreement prepared in consultation with Sport England shall have been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement provided to the Local Planning Authority. The agreement shall apply to any sports pitches and multi use games areas and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p> <p>Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport.</p>
<p>7.</p>	<p>Prior to the first use of the development hereby approved full details of the design and specification of ball stop mitigation, including details of management and maintenance responsibilities shall have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The approved details shall be installed in full before the development is first occupied and thereafter be managed and maintained in accordance with the approved details.</p> <p>Reason: To provide protection for the occupants of the development and their property from potential ball strike from the adjacent playing field or sports facility, to reduce conflict between neighbours and therefore safeguard sporting use of the adjacent sports facilities.</p>
<p>8.</p>	<p>The development permitted by this planning permission shall be carried out in accordance with the principles set out within the flood risk assessment (May 2021, Revision A, Bramley-Pate + Partners). The measures shall be fully implemented prior to first occupation of any dwelling 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.</p> <p>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 166 and 168 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for</p>

	Sustainable Drainage Systems.
9.	<p>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.</p> <p>The detailed sustainable drainage strategy shall be based upon the site-specific flood risk assessment and indicative 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 and no surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.</p> <p>Those details shall include, as a minimum:</p> <ul style="list-style-type: none"> a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change), with allowance for urban creep. b) Final sustainable drainage plans appropriately labelled to include, as a minimum: <ul style="list-style-type: none"> i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary; ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels; iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate; iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems; v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each plot to confirm minimum 150mm+ 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, protects 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 industry guidance. <p>The sustainable drainage strategy shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 166 and 168 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</p>
10.	<p>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.</p> <p>Those details shall include for each phase, as a minimum:</p> <ul style="list-style-type: none"> a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

	<p>b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.</p> <p>The development shall be constructed in accordance with the approved details.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. 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 flood risk on site or elsewhere; 2. 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.
<p>11.</p>	<p>No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan 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 by the Local Planning Authority.</p> <p>The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.</p> <p>Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.</p> <p>Reason: To ensure that 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 and subsequently maintained pursuant to the requirements of Paragraph 168 of the National Planning Policy Framework.</p>

ITEM 3h- 21/00969/FUL – 84 Dallington Avenue, Clayton-Le-Woods

The recommendation remains as per the original report.

The applicant has responded as follows in relation to the public objections:

- The 17 objections quoted in the report is misleading
- Highways have not objected to the proposal
- The terms of the lease are not a material planning consideration
- The expertise of the directors stated is both factually incorrect and again not a material planning consideration
- Risk is not a material planning consideration however it should be noted that the home will not accept children who are currently in the criminal justice system or who pose an active risk to others
- Fire drills will take place at dusk not during the night and therefore will not pose any amenity issues

The applicant has submitted the following in support for the application:

- LCC highways have clearly considered all of the issues and a professional highways officer has concluded that the development would be entirely acceptable and have indicated support on that basis. Whilst LCC Highways have suggested that consideration should be given to amenity, the suggested reason for refusal is based on assumptions only and has no substantive evidence to support the reason for refusal.
- The proposed use is clearly limited in scale and requires minimal staffing to be present.
- The levels of activity and numbers of cars would be no different than you might expect with a family house, or indeed what might occur in other existing properties across this residential estate. The current property is a 4 bedroomed detached house, and in theory could have at least 4-5 cars parking here assuming 4-5 people live here as a family. According to the applicant, 5 cars are often present at the site, which could all arrive and leave the property at various points of the day for work, school, leisure and other activities.
- For the proposed use there will be a maximum of 2-3 staff at any one time on site to care for the children, operated in rota shifts. This would be a maximum of 2-3 cars present at the site which is significantly less than the property being occupied by a family of 4-5 people each owning cars. The drive way is shared with the neighbouring property but it is very clear that staff would only be allowed to use the left hand section of the drive associated with 84 Dallington Avenue.
- The drive way associated with this property can accommodate up to 3 cars, so even if 2-3 members of staff were present at the site in individual cars, they can park safely on the driveway without any impact upon amenity. In unlikely events of more than 3 staff being present, on street parking would need to be utilised, however, this would be infrequent and indeed happens already across the estate in standard residential properties.
- Staff may car share or use public transport/walk/cycle to the property to work, given the sustainable location of the development. As such, considered that the proposed use could have less impact in this sense and could even be considered a improvement upon the existing situation in terms of highways.

- The committee report also suggests that “It would also generate significant additional trips associated with the proposed children’s home over and above a family home, together with increased levels of comings and goings of cars generated by staff, visitors and health care professionals”, however this is completely speculative and there is no evidence to support that this would be the case, and is contrary to the LCC highways officer response.
 - It is inferred that staff movements could impact on the amenity of neighbouring residents during quiet time. However, staff changeovers would not be happening unreasonably late at night or early in the morning, they would be around 20.00 – 08.00 and, given limited numbers of staff present at site, it is clearly not going to cause undue disturbance. Occupants of a family dwelling doing shift work could well generate activity late at night / early morning so there really is no material difference with a C3 dwelling. As such, there would be no unacceptable impact on amenity to sustain a reason for refusal.
 - It is also important to reiterate the clear benefits of this scheme in terms of addressing the need for children’s homes provision which is a significant social benefit that will effectively allow the opportunity for disadvantaged children to grow, live and integrate with the community whilst receiving the level of care they require, and would therefore strongly accord with the social objective of the NPPF.
 - The proposal would result in the creation of jobs in the area, which is a further economic benefit.
-