

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director (Customer and Digital)	Planning Committee	12 January 2021

ADDENDUM

ITEM 3c - 20/01142/REM – Euxton Mill

The recommendation remains as per the original report

Environment Agency have made the following comments:

As previously stated, it is essential at this location that there is 8m of unobstructed land between top of bank and any development for essential maintenance requirements, this includes property boundary fencing. From the submitted drawings it appears that the 8m area has not been measured correctly from the top of bank of the main river and appears to be from the river line.

It should also be made clear what boundary fencing is proposed at the southern end of the plots.

Officer comment:

The applicant has not accurately shown the 8m buffer zone with the river bank top, within which part of the garden areas fall. It is, therefore, recommended that a condition be attached to any grant of reserved matters consent in this instance requiring such detail and details of all proposed boundary treatment, which can then be assessed in consultation with the Environment Agency.

The following condition has been amended:

From:

5. 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. 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.

To:

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. Any details shall include a site plan and clear cross sections through the plots showing the River Yarrow, top of bank and the 8m distance to any boundary fencing. 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.
