

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	Date: 27 April 2021

ADDENDUM

ITEM 3a - 20/01065/FUL - Land At Barnes Wallis Way, Barnes Wallis Way, Buckshaw Village

A further **objection** has been received from Buckshaw Village Nursery providing photographs that show queuing traffic for the KFC drive thru adjacent to the application site. This objection has been included as an appendix to the addendum (Appendix A).

The objection seeks to demonstrate that queuing traffic would cause difficulties for the dropping off and collection of children, whilst highlighting that the standing traffic would be adjacent to the children's play area.

Officer comment:

It is noted that the images provided are dated and labelled as showing queuing traffic on some afternoons and evenings. The greatest congestion from drop offs at nursery sites is expected to be in the mornings, which would not coincide with these queuing times. The collection of children is generally more spread in nature. Notwithstanding this Lancashire County Council (LCC) as the Local Highway Authority (LHA) is responsible for providing and maintaining a safe and reliable highway network and have confirmed that they do not have any objections to the proposed development, and are of the opinion that it would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

With regards to the effects of queuing traffic on children through air quality a real time site specific air quality assessment carried out of four weeks confirms that the levels of each key pollutant are significantly below the national objective values. The report subsequently concludes that there would be no adverse impact on the future users of the application site from air quality in the vicinity of the site, which has been verified by the Council's environmental health officer.

The recommendation remains as per the original report

Further details have been provided by the applicant since the application was previously considered. These details are in response to the previously recommended conditions that required pre-commencement details. This has necessitated a revised set of conditions as set out below.

No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>

2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="368 315 1353 600"> <thead> <tr> <th data-bbox="368 315 762 349">Title</th> <th data-bbox="762 315 1054 349">Drawing Reference</th> <th data-bbox="1054 315 1353 349">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 349 762 409">Location and block plan</td> <td data-bbox="762 349 1054 409">2729-D-001C</td> <td data-bbox="1054 349 1353 409">07 October 2020</td> </tr> <tr> <td data-bbox="368 409 762 470">Proposed site plan</td> <td data-bbox="762 409 1054 470">2729-D-002H</td> <td data-bbox="1054 409 1353 470">01 April 2021</td> </tr> <tr> <td data-bbox="368 470 762 530">Proposed general arrangements</td> <td data-bbox="762 470 1054 530">2729-D-003D</td> <td data-bbox="1054 470 1353 530">01 April 2021</td> </tr> <tr> <td data-bbox="368 530 762 600">Hard and soft landscape general arrangements</td> <td data-bbox="762 530 1054 600">2729-D-004F</td> <td data-bbox="1054 530 1353 600">01 April 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 and block plan	2729-D-001C	07 October 2020	Proposed site plan	2729-D-002H	01 April 2021	Proposed general arrangements	2729-D-003D	01 April 2021	Hard and soft landscape general arrangements	2729-D-004F	01 April 2021
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3.	<p>The external facing materials, detailed on the approved plans, 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.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>															
4.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>															
5.	<p>The building hereby permitted shall not be occupied before fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property.</i></p>															
6.	<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>															
7.	<p>The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage and Levels drawing provided Ref: 20-018-900, Dated: October 2020, By: PCS Consulting Engineers.</p> <p>For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 l/s. The development shall be completed in accordance with the approved details.</p> <p><i>Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.</i></p>															
8.	<p>Foul and surface water shall be drained on separate systems.</p>															

	<i>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</i>
9.	<p>The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details (Drawing Reference 2729-D-004F), prior to first occupation of the premises as hereby permitted and managed in accordance with the approved scheme. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles in accordance with the approved car park management scheme unless otherwise agreed in writing with the Local Planning Authority.</p> <p><i>Reason: To ensure adequate on site provision of car parking for staff and customers and adequate manoeuvring areas.</i></p>
10.	<p>Cycle parking shall have been provided in accordance with the approved details and made available for use prior to the occupation of the building, and shall thereafter be retained.</p> <p><i>Reason: To ensure adequate on site provision for cycle parking.</i></p>
11.	<p>The development hereby permitted shall be implemented in accordance with the Construction Traffic Management Plan prepared by Capital Construction Management Contractors (Ref. February 2021 – Rev A.) submitted 01 April 2021 throughout the entire construction period.</p> <p><i>Reasons: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>

Addendum Appendix A – Late objection to Item 3a.