

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 3b - 20/01393/FUL - High Cop Farm, Denham Lane, Brindle

The recommendation remains as per the original report

The following conditions are recommended:

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.	The development hereby permitted for one dwelling shall be carried out in accordance with the following approved plans: <table border="1" data-bbox="316 1070 1353 1653"> <thead> <tr> <th>Title</th> <th>Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Location plan</td> <td>N/A</td> <td>24 December 2020</td> </tr> <tr> <td>Proposed Site Plan</td> <td>HCFD 10A/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>Proposed Site Plan / Roofs</td> <td>HCFD 11/10/20</td> <td>15 February 2021</td> </tr> <tr> <td>Proposed Units A+B (part)</td> <td>HCFD 17/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>Unit B Annex Proposed</td> <td>HCFD 17A/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>Proposed Unit C</td> <td>HCFD 18/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>Proposed Unit D</td> <td>HCFD 19/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>Proposed Unit E</td> <td>HCFD 20/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>High Cop Farm Development Stone Units 1, 2 + 3 Proposed Plan</td> <td>HCFD 12/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>High Cop Farm Development Proposed Elevations Units 1, 2 + 3</td> <td>HCFD 14/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>Proposed Sections – Unit 1, 2 + 3</td> <td>HCFD 16/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>Proposed Yard and Workshops</td> <td>HCFD 13/10/20</td> <td>24 December 2020</td> </tr> <tr> <td>Wall and Fence Details</td> <td>HCFD 21/10/20</td> <td>24 December 2020</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	Location plan	N/A	24 December 2020	Proposed Site Plan	HCFD 10A/10/20	24 December 2020	Proposed Site Plan / Roofs	HCFD 11/10/20	15 February 2021	Proposed Units A+B (part)	HCFD 17/10/20	24 December 2020	Unit B Annex Proposed	HCFD 17A/10/20	24 December 2020	Proposed Unit C	HCFD 18/10/20	24 December 2020	Proposed Unit D	HCFD 19/10/20	24 December 2020	Proposed Unit E	HCFD 20/10/20	24 December 2020	High Cop Farm Development Stone Units 1, 2 + 3 Proposed Plan	HCFD 12/10/20	24 December 2020	High Cop Farm Development Proposed Elevations Units 1, 2 + 3	HCFD 14/10/20	24 December 2020	Proposed Sections – Unit 1, 2 + 3	HCFD 16/10/20	24 December 2020	Proposed Yard and Workshops	HCFD 13/10/20	24 December 2020	Wall and Fence Details	HCFD 21/10/20	24 December 2020
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3.	The workshop units hereby approved shall be used for Class E(g) purposes and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). Reason: To define the development and to protect the amenity of neighbouring occupiers.																																										
4.	The workshop units hereby permitted shall only operate between 07:30 and 19:00																																										

	<p>hours on Mondays to Saturdays and not on Sundays or Bank or other National Public Holidays.</p> <p>Reason: In the interests of the amenity of the area and adjoining and nearby residential properties.</p>
5.	<p>No goods, plant or material shall be deposited or stored in the open or displayed for sale in the open on the site.</p> <p>Reason: In order to protect the amenities of the area, and to maintain adequate parking areas</p>
6.	<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>
7.	<p>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.</p> <p>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>
8.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of any internal conversion works to the buildings hereby approved. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in 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, paved or hard landscaped; and detail any changes of ground level or landform, proposed finished levels, and means of enclosure. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.</p> <p>All hard and soft landscape works 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.</p> <p>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.</p>
9.	<p>No works to buildings or any demolition and clearance 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 written confirmation provided that no active bird nests are present, which has been agreed in writing by the LPA.</p> <p>Reason: To prevent harm to British birds nests and eggs, which are protected by Section 1 of the Wildlife & Countryside Act 1981.</p>
10.	<p>Before any of the workshop units hereby approved are brought into use, the associated car parking and vehicle manoeuvring areas identified on the approved plans shall have</p>

	<p>been surfaced, drained and marked out all in accordance with the approved plan. The car parking and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</p>
11.	<p>Before any of the dwellings hereby approved are occupied, the associated car parking and vehicle manoeuvring areas identified on the approved plans shall have been surfaced, drained and marked out all in accordance with the approved plan. The car parking and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</p>
12.	<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 by the Local Planning Authority in consultation with the Highway Authority.</p> <p>Reason: 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.</p>
13.	<p>No part of the development hereby approved shall be occupied or opened for trading 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 scheme details.</p> <p>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</p>