

---

**Item 3b - 21/01052/FUL – The Post Office, The Straits, Houghton****The recommendation remains as per the original report**

(1)No. further letter of objection has been received setting out the following issues:

The design is not in keeping with the surrounding cottages: The latest application has increased building height considerably and the materials used are not similar to the adjacent cottages.

Safety during construction: the plot is too small to facilitate construction and contractor vehicles during construction and using either Houghton lane or Quaker Brook lane will create a safety hazard. The junction has seen numerous accidents over the years.

Safety post construction: the design does not allow for adequate parking for visitors and the location of the entrance is on narrow lane incapable of allowing two vehicles to pass. Any parking roadside would severely affect safety of motorists and pedestrians using the road in addition to the accident black spot at the junction. The latest design has also removed a safety feature of a 2m wide footpath along Quaker Brook Lane.

A site visit is requested to understand the context of the proposed development.

**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>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>																					
2.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="1"><thead><tr><th>Title</th><th>Drawing Reference</th><th>Received date</th></tr></thead><tbody><tr><td>Location Plan</td><td>20/089/L01</td><td>31 August 2021</td></tr><tr><td>Proposed Site Plan</td><td>20/089/P20</td><td>31 August 2021</td></tr><tr><td>Proposed plans and elevations</td><td>20/089/P06 Rev.A</td><td>20 October 2021</td></tr><tr><td>Proposed Street Scenes</td><td>20/089/P13 Rev.B</td><td>20 October 2021</td></tr><tr><td>Landscape Proposals</td><td>6656.06 Rev.A</td><td>31 August 2021</td></tr><tr><td>Tree Protection Plan</td><td>6656.07 Rev.A</td><td>15 October 2021</td></tr></tbody></table> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	Title	Drawing Reference	Received date	Location Plan	20/089/L01	31 August 2021	Proposed Site Plan	20/089/P20	31 August 2021	Proposed plans and elevations	20/089/P06 Rev.A	20 October 2021	Proposed Street Scenes	20/089/P13 Rev.B	20 October 2021	Landscape Proposals	6656.06 Rev.A	31 August 2021	Tree Protection Plan	6656.07 Rev.A	15 October 2021
Title	Drawing Reference	Received date																				
Location Plan	20/089/L01	31 August 2021																				
Proposed Site Plan	20/089/P20	31 August 2021																				
Proposed plans and elevations	20/089/P06 Rev.A	20 October 2021																				
Proposed Street Scenes	20/089/P13 Rev.B	20 October 2021																				
Landscape Proposals	6656.06 Rev.A	31 August 2021																				
Tree Protection Plan	6656.07 Rev.A	15 October 2021																				
3.	<p>Prior to the commencement of any 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.</p> <p>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.</p> <p>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.</p>																					

	<p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.</p>
4.	<p>Prior to the erection of the superstructure of the dwelling 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.</p> <p>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</p>
5.	<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>Reason: In the interest of the appearance of the locality.</p>
6.	<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&amp;AMS/REVA/OCT21) received 15 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>Reason: To safeguard the trees to be retained.</p>
7.	<p>The development hereby permitted shall only be carried out in conformity with the levels demonstrated on drawing ref.20/089/P13 Rev.B received on 20 October 2021, or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
8.	<p>The dwelling hereby approved is required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.</p> <p>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.</p>
9.	<p>Prior to the erection of the superstructure of the dwelling 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</p>

	<p>details.</p> <p>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.</p>
10.	<p>No tree felling, vegetation clearance works, or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected.</p> <p>Reason: Nesting birds are a protected species.</p>
11.	<p>Prior to the commencement of any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Japanese knotweed should be supplied to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the eradication and control of any invasive species, which are found on the site.</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 as part of a section 278 agreement, under the Highways Act 1980.</p> <p>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.</p>
13.	<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>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.</p>
14.	<p>Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmac, concrete, block pavements, or other approved materials.</p> <p>Reasons: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.</p>
15.	<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"> <li>• The parking of vehicles of site operatives and visitors;</li> </ul>

	<ul style="list-style-type: none"> <li>• Loading and unloading of plant and materials used in the construction of the development;</li> <li>• Storage of such plant and materials;</li> <li>• Wheel washing facilities;</li> <li>• Hours of operation (including deliveries) during construction</li> <li>• 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)</li> <li>• Routes to be used by vehicles carrying plant and materials to and from the site;</li> <li>• Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.</li> </ul> <p>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.</p>
16.	<p>No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. 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.</p> <p>Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings.</p>
17.	<p>No development shall take place unless and until samples of the materials to be used on all external elevations, including the roof of the development, have been submitted to and approved in writing by the Local Planning Authority. The external walls of the development shall be erected in natural stone to match that of The Post Office building adjacent to the site, laid in regular courses all of an equal depth. The stonework and roofing material used throughout the development shall be consistent in terms of colour, size and texture with the approved samples.</p> <p>Reason: To protect the visual amenity and character of the area within which the site is located.</p>
18.	<p>Prior to their installation a sample and detailed specification for the proposed windows, doors and their frames shall be submitted to and approved in writing by the Local Planning Authority (such scheme to include any subsequent amendments as required by the Authority).</p> <p>Reason: To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of protecting the character of the area within which the site is located.</p>
19.	<p>All new window and doorframes to the building(s) shall be recessed a minimum of 75mm behind the external face of the stonework.</p> <p>Reason: To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of protecting the character of the area within which the site is located.</p>
20.	<p>Notwithstanding the plans hereby approved, and before any development commences on site, a scheme shall be submitted to and approved in writing for the location, design, colour and materials to be used in the treatment of verges and eaves and in the rainwater goods and above ground drainage pipes. The development shall proceed in strict accordance with the approved scheme.</p>

	<p>Reason: To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of protecting the character of the area within which the site is located.</p>
--	--