
ITEM 3d - 21/01023/FUL- Drinkhouse Farm, Drinkhouse Road, Croston, PR26 9JH

The recommendation remains as per the original report

The proposed site plan has been amended to remove a section of the side garden of Plot 1 which encroached onto the vehicle turning area associated with the existing farmhouse. The revised plan is ref. 7000-L(02)02 Rev 05 and is to be substituted for the previous version listed in proposed planning condition 2.

A further letter of conditional objection has been received from the same individual who has previously responded, with comments as follows (summarised):

The latest changes by the new owners/applicants could now appear to be a cynical ploy to provide them with the opportunity to build an unknown/unlimited number of extra houses at an unknown time in the future

Disappointed with the applicants in relation to their commitment to use the 'farmyard plot' for bigger gardens

Keeping track of the different applications has not been easy. This proposal gives opportunity to offer support for the applicant if they agree to a legally binding covenant that restricts any future increase in the number of houses applied for

Reiterate previous comments relating to legal restriction placed on the site so it cannot be used for access to any future additional land for development

Request that a new and full C and M Plan be required. It was seemed to be almost totally ignored when the farm and barn were updated/converted and certainly had no monitoring or evaluation. Additionally there were issues relating to signage, working times, deliveries, parking, dust/noise, vehicle speeds/safety, and a totally ineffective site manager etc.

Case Officer comment: The responder seems to be confused as to the changes represented by this proposal, compared to the previous approvals at the site. As noted within the committee report, the site boundary was amended during the determination period of this application, at the request of the case officer, to reduce the planning application boundary to that similar of the previous approvals on this site. Further, any future proposal for housing on adjacent land would need to be subject of a fresh planning application. It is not considered that a legal agreement to restrict such an application from being submitted would meet the tests for such obligations outlined at paragraph 57 of the National Planning Policy Framework.

Suggested condition 20 requires the submission of a new construction environmental management plan to the local planning authority for agreement.