

ITEM 3c - 22/00869/REMAJ – Land South Of Parr Lane, Ecclestone

The recommendation remains as per the original report

(2)No. further representations have been received setting out the following issues:

- A pedestrian access from the development site to Parr Lane should be included.
- Impact of construction traffic and position of welfare units on the amenity of nearby occupiers.
- A particular concern has been raised about the use of double storey welfare units in close proximity to the dwelling at Trigfan.

Officer response: A Traffic Management Plan was submitted contained within a site Construction Management Plan (CMP). LCC Highways reviewed the submitted plan and considered that the requirements in regard to construction traffic, the storage of materials and parking for contractors and/or visitors had been appropriately addressed and raised no objection.

In response to the concerns raised the applicant has confirmed that they are proposing to double stack the cabins, but that they would be orientated to minimise any impacts on the immediate neighbours on the far side of Parr Lane nearest the site and would not be positioned directly opposite the dwelling.

The following conditions are recommended:

No.	Condition																																				
1.	<p>The proposed development must be begun not later than two 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 hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 1323 1307 2038"> <thead> <tr> <th data-bbox="320 1323 767 1384">Title</th> <th data-bbox="767 1323 1018 1384">Drawing Reference</th> <th data-bbox="1018 1323 1307 1384">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 1384 767 1444">Location Plan</td> <td data-bbox="767 1384 1018 1444">LNP1078-LP-01 Rev.B</td> <td data-bbox="1018 1384 1307 1444">06 September 2022</td> </tr> <tr> <td data-bbox="320 1444 767 1505">Proposed Site Layout</td> <td data-bbox="767 1444 1018 1505">LNP1078-DL-01 Rev.D</td> <td data-bbox="1018 1444 1307 1505">07 February 2023</td> </tr> <tr> <td data-bbox="320 1505 767 1565">Development Layout Coloured</td> <td data-bbox="767 1505 1018 1565">LNP1078-DL-01C Rev.D</td> <td data-bbox="1018 1505 1307 1565">07 February 2023</td> </tr> <tr> <td data-bbox="320 1565 767 1626">Landscape Layout</td> <td data-bbox="767 1565 1018 1626">P.1702.22.03 Rev.D</td> <td data-bbox="1018 1565 1307 1626">07 February 2023</td> </tr> <tr> <td data-bbox="320 1626 767 1686">Planting Plan</td> <td data-bbox="767 1626 1018 1686">P.1702.22.04 Rev.C</td> <td data-bbox="1018 1626 1307 1686">07 February 2023</td> </tr> <tr> <td data-bbox="320 1686 767 1747">Open Space Layout</td> <td data-bbox="767 1686 1018 1747">LNP1078-OS01</td> <td data-bbox="1018 1686 1307 1747">11 November 2022</td> </tr> <tr> <td data-bbox="320 1747 767 1807">Housetype Planning Booklet</td> <td data-bbox="767 1747 1018 1807">LNP1078-HT01-V1</td> <td data-bbox="1018 1747 1307 1807">10 August 2022</td> </tr> <tr> <td data-bbox="320 1807 767 1868">Boundary Treatment Booklet</td> <td data-bbox="767 1807 1018 1868">LNP1078-BT01</td> <td data-bbox="1018 1807 1307 1868">10 August 2022</td> </tr> <tr> <td data-bbox="320 1868 767 1928">Materials & Hard Surfacing Layout</td> <td data-bbox="767 1868 1018 1928">LNP1078-MH01 Rev.B</td> <td data-bbox="1018 1868 1307 1928">06 September 2022</td> </tr> <tr> <td data-bbox="320 1928 767 1989">Refuse Strategy Layout</td> <td data-bbox="767 1928 1018 1989">LNP1078-RF01 Rev.B</td> <td data-bbox="1018 1928 1307 1989">06 September 2022</td> </tr> <tr> <td data-bbox="320 1989 767 2038">Proposed Sales Area Layout</td> <td data-bbox="767 1989 1018 2038">L2020-SA-01</td> <td data-bbox="1018 1989 1307 2038">30 January 2023</td> </tr> </tbody> </table>	Title	Drawing Reference	Received date	Location Plan	LNP1078-LP-01 Rev.B	06 September 2022	Proposed Site Layout	LNP1078-DL-01 Rev.D	07 February 2023	Development Layout Coloured	LNP1078-DL-01C Rev.D	07 February 2023	Landscape Layout	P.1702.22.03 Rev.D	07 February 2023	Planting Plan	P.1702.22.04 Rev.C	07 February 2023	Open Space Layout	LNP1078-OS01	11 November 2022	Housetype Planning Booklet	LNP1078-HT01-V1	10 August 2022	Boundary Treatment Booklet	LNP1078-BT01	10 August 2022	Materials & Hard Surfacing Layout	LNP1078-MH01 Rev.B	06 September 2022	Refuse Strategy Layout	LNP1078-RF01 Rev.B	06 September 2022	Proposed Sales Area Layout	L2020-SA-01	30 January 2023
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	Affordable Housing Layout	LNP1078-AH01 Rev.B	06 September 2022
	Reason: For the avoidance of doubt and in the interests of proper planning.		
3.	The external facing materials, detailed on the approved Materials and Hard Surfacing Layout plan (ref. LNP1078-MH01 Rev.B) received on 06.09.2022, shall be used and no others substituted. The development shall be carried out in accordance with the approved details. Reason: To ensure that the materials used are visually appropriate to the locality.		
4.	The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved Preliminary Drainage Design plan (ref. 537-E300 Rev.J). Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.		
5.	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.		
6.	During the construction period, all trees and hedges to be retained within and adjacent to the application site shall be protected in accordance with the Tree Constraints and Draft Protection Drawing (ref. P.1702.22.02) received 10 August 2022, and notwithstanding this in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards. Reason: To safeguard the trees to be retained.		
7.	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. Reason: In the interest of the appearance of the locality.		
8.	The private car parking and manoeuvring areas to be marked out in accordance with the approved plan, before occupation of the associated dwelling and permanently maintained thereafter. Reasons: To allow for the effective use of the parking areas.		
9.	No part of the development hereby approved shall commence, other than preparatory works and site set up, 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. 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.
10.	<p>Prior to the erection of any dwelling hereby approved details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.</p> <p>Reason: To ensure that satisfactory access, management and maintenance is arrangement to the site before the development hereby permitted becomes operative.</p>
11.	<p>The development hereby permitted shall only be carried out in accordance with the Site Construction Management Plan (ref. AHL-L2020/CMP01v1~ November 2022) received 30 November 2022.</p> <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>
12.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (Schedule 2, Part 1, Classes A and E) or any subsequent re-enactment thereof no extension to the dwellings or erection of outbuildings at plots 1, 2 and 3 shall be erected other than those expressly authorised by this permission.</p> <p>Reason: Due to the presence of geocellular storage in the rear garden areas to these properties, building over which would compromise the effective operation of the surface water drainage system.</p>