

Further Planning Committee Update Sheet 15th November 2017

Item 6 07/2017/2325/FUL – Land north of Brindle Road, Bamber Bridge

An additional condition is required relating to the link to the adjacent site which is shown on the submitted planning layout plan and as reported in the Planning Committee update sheet sent yesterday.

Prior to the commencement of development (excluding site preparation works) details for the internal road layout of the development shall provide an unfettered vehicle and pedestrian access to the remainder of site's in the South Ribble Local Plan lying to the east of the development hereby approved shall be submitted to the Local Planning Authority for approval in writing in consultation with the Highways Authority. The agreed details shall then be fully implemented within a timeframe to be agreed in writing with the Local Planning Authority.

As the site layout plan has been updated, as per yesterday's update sheet, other plans also require updating to reflect this change. The Landscaping Structure Plan referred to in Condition 20 will be updated within the condition to 4746.02 Rev C.

Condition 26 Air Quality Monitoring

Persimmon have requested this condition be removed and instead they would pay a sum of money for the Council' Environmental Health section to carry out the monitoring instead. The monies would be secured through the Section 106 Agreement. Environmental Health have confirmed this approach is acceptable.

A late letter of objection has been received commenting that the applicant have submitted new house designs, including another 3 storey design. However the new housetype plans that have been submitted since the original submission are not new house designs but improvements to the internal layout. For example the Souter housetype has swapped the first floor bedroom and office area around, at the Local Planning Authority's request and the Taunton Housetype plan was incorrectly referenced.

A comment has also been received following the Planning Committee update sheet of yesterday that changes to condition 3 would be unacceptable in respect of amendments to the hours of working