

Planning Committee Update Sheet – 6th December 2018

Item 6

Planning Application 07/2017/3843/FUL – Land at Olive Farm, Hoghton

1) The Public Right of Way (PRoW) Officer has confirmed that proposed width of the footpath is acceptable along its length and she has no objections to the proposal.

2) An issue that the PRoW raised regarding a proposed low level post and chain link fence dissecting the footpath and causing obstruction has been addressed by the submission of amended plans replacing the fence with vehicle restraint kerbing along the northern side of the estate road opposite Plots 20-26. The purpose of this is to prevent vehicles from parking along the verge which is also the recorded line of the footpath.

As a result of the above amendments recommended conditions 2 and 8 are required to be updated to reflect the current plan revisions. Conditions 2 and 8 are therefore proposed to be updated to:

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans numbered 938 A 000 (Location Plan), 938 A 002 Rev. W (Proposed Site Plan), 938 A 006 (Clyde Detached Unit), 938 Sk 011 Rev. C (Site Sections), 938 Sk 012 Rev. D (PROW - Option 1), 938 A 009 (Bailey Special Detached Unit), 938 A 010 (Bailey with Calder Aspect Semi-Detached Unit), 938 A 011 (Bailey Special with Calder Aspect Semi-Detached Unit), 938 A 012 (Bailey Special Semi-Detached Unit), 938 A 013 (Bailey Semi-Detached Unit), 938 A 014 (Avon Semi-Detached Unit), 938 A 015 (303 Semi-Detached Unit), 938 A 017 (202L Semi-Detached Unit), 938 A 020 (Grainger Detached Unit), 938 A 021 (Goodridge Detached Unit), 938 A 032 Rev. E (Boundary Treatment Plan), ELL-W-558-GT-140 Rev. J (Concept External Works) and VN70749-100 (Proposed Site Access)

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G1 of the South Ribble Local Plan (2012-2026).

8. The proposed acoustic fence and bund detailed on plans ref. 938 A 002 Rev W (Proposed Site Plan), 938 A 032 Rev E (Boundary Treatment Plan), 938, 938 Sk 011 Rev. C (Site Sections) and 938 Sk 012 Rev. D (PROW - Option 1) shall be completed in full prior to the first occupation of any of the following Plots:

- o Plot 20*
- o Plot 21*
- o Plot 22*
- o Plot 23*
- o Plot 24*
- o Plot 25*
- o Plot 26*
- o Plot 27*
- o Plot 28*

The acoustic fence and bund shall then be retained and maintained thereafter.

REASON: To safeguard the living conditions of future residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy.

3) As of the 3rd December 14 further letters of objection have been received. A summary of the new points not previously raised follows:

Drainage / Flooding Issues

- The conclusions reached by the Local Lead Flood Authority are incorrect

Public Right of Way Issues

- Potential for the proposed grass verge on which the line of the PRow would run to become obstructed with parked vehicles

Other Issues

- Any affordable housing need in the area would be met by a residential development on Brindle Road which has recently commenced
- A precedent for similar development on other B2 allocated land

The **Ramblers** raised objection to superseded version of the plans which have since been amended to address similar issues raised by the LCC PRow Officer in regard to the usability of the footpath and the line that the footpath takes.