**Planning Committee Update Sheet – 29th May 2019**

**Item 6**

**Planning Application 07/2019/2313/REM – Land at, Bannister Lane, Farington Moss**

A late letter of representation has been received from a neighbouring property making comments about design, traffic, drainage and ecology which are already given consideration in the Officer report. A further specific point is raised expressing the need for a maintenance strip to the rear of their property in order to allow them to continue to maintain a garage and brick boundary wall which are at a higher level than the adjacent application site. The applicant has since provided an amended plan which shows a 1m access strip to the rear of Plot 11 and the majority of Plot 10.

County Highways have provided further comments advising that the latest version of the Elderwood housetype is acceptable in terms of off-street car parking provision. The response from County Highways also provided the applicant with clarity as to the extent to where the footway to the south of Plot 50 is required and the required width of car parking spaces adjacent to pedestrian access to properties. Amended plans have since been provided by the applicant which address these points.

A substandard relationship between Plots 6, 7, and 8 to 434 Croston Road, as a result of a conservatory identified on the rear of 434 Croston Road, has been addressed by the submission of an amended plan which relocates Plots 6, 7 and 8 westwards by 2.5m in order to meet the required 21m separation distance for this type of inter-relationship.

Environmental Health have supplied a list of conditions that they recommend be imposed on any given consent. This however includes a numbers of conditions that would duplicate conditions already present on the associated outline planning consent or are not a policy requirement. Conditions however recommended in relation to ground remediation works within Plots 9 and 10 and the provision of electric vehicle charging points can however be included, with the exception of the 6 unit apartment where the shared provision of such a facility would cause a management issue with the affordable housing association. The following additional conditions are therefore recommended:

* **16. The remediation works identified within report D9230, Remediation Strategy, Dunelm Geotechnical & Environmental shall be followed to include the provision of 600mm of clean material to the rear gardens of Plots 9 and 10.**

**REASON: In the interests of the amenity and to safeguard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy and the NPPF.**

* **17. Prior to the first occupation of any dwelling, excluding Plots 160-165, that dwelling shall be provided with a 13amp socket that can be upgraded to a fast electric vehicle charging point, which shall be retained for that purpose thereafter.**

**REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.**

As a result of the amended plans supplied Condition 15 is required to be updated to reflect the current plan revisions. Condition 15 is therefore proposed to read:

* **15. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans numbered 410.05616.00008.1.0 Site Setting and Construction Phase Buffer Zones, 410.05616.00008.2.0 Modelled Road Links and Operational Phase Sensitive Receptors.mxd, 827\_05 Site and Location Plan, 827\_House Type Brochure 25.04.19, 827-01\_F Planning layout, 827-02\_F Coloured Layout, 827-03\_F Facing materials plan, 827-04\_F Means of enclosure plan, 827-06\_D Massing plan, 827-07\_D Occupancy, 827-08\_D Parking Plan, 827-09\_D Refuse Plan, 827-10\_D Tenure Plan, 7115, SK01\_C - Engineering Appraisal, 7115-SK02-1\_B - Highway Longsections Sheet 1 of 2**

**7115-SK02-2\_B - Highway Longsections Sheet 2 of 2, A827\_02\_B\_Coloured Layout, A827\_19\_C\_STREET SCENES A-E, G7258.001 Ecological Constraints Plan - OS Base, G7258.001 Ecological Constraints Plan, R-2184-1B Landscape Masterplan 500@A0, R-2184-2B Landscape Details 200@A1, R-2184-3A Landscape Details 200@A1, R-2184-4B Landscape Details 200@A1, R-2184-5A Landscape Details 200@A1, R-2184-6A, Landscape Details 200@A1, R-2184-7A Landscape Details 200@A1 and R-2184-8A Public Open Space Details various@A0.**

**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).**

Upon reviewing the recommended conditions detailed in the Officer report the following amendments have been agreed between the applicant and Officers so as not to duplicate conditions, require information that has already been provided, not to prevent development commencing unnecessarily and provide necessary clarification:

* **Condition 6. Prior to the first occupation of any associated dwelling the parking courts and manoeuvring areas identified on Drawing No. A827 01 E (Planning Layout) shall be surfaced or paved in accordance with the details provided and prior to the first use of the respective residential unit the associated car parking space/s shall be marked out and retained for the parking of vehicles and they shall not be used for any other purpose.**

**REASON: To ensure the provision and retention of adequate on site parking facilities and in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy F1 of the South Ribble Local Plan 2012-2026.**

* **Removal of Condition 7 as it duplicates the requirement contained within Condition 6**
* **Condition 12. Prior to the occupation of Plots 43-94, details of an acoustic barrier to the western boundary comprising of a 2m acoustic fence, shall be submitted to and approved by the Local Planning Authority and the occupation of any dwelling shall not occur until the fencing has been erected in accordance with the approved details. The approved acoustic screen/fence shall be retained and maintained at all times thereafter.**

**REASON: To ensure the provision and retention of adequate screening in the interest of amenity and to accord with Policy 17 in the Central Lancashire Core Strategy**

* **Condition 13. Details of the Plots, and windows within those plots, that are to be fitted with standard specification double glazed window units meeting a minimum value of Rw 30dB(A), incorporating acoustic trickle ventilation capable of providing the same level of attenuation as the closed window unit when in the open position, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. To prevent the need for a window to be opened to ventilate the property a positive input ventilation system shall be installed to each dwelling.**

**Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 & 28 of the Central Lancashire Core Strategy.**