

Application Number: 11/16/0126

Full Application: Major Full: Erection of 12no dwellings

Address: Land at Broadfield Garage Oswaldtwistle

Determination by: 30th June 2016 (extended date)

Applicant: Mr J Ormerod

Agent: Mrs Judith Douglas

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

The application is before Planning Committee because it is accompanied by a S106 agreement.

Application Site

The application site is located on the south of Broadfield Road in a rural area south of Oswaldtwistle, approximately Xm from the built up area. The site is currently occupied by a vehicle show room and a large vehicle repair garage capable of accommodating commercial vehicles. The buildings are set within large areas of hardstanding, outbuildings and containers used for storage. The site previously sold fuel. The access to the site is off Broadfield. There is a second access at the southern end of the site which also serves the rear of the neighbouring terraced buildings to 11 Broadfield. The access is also the route of a public footpath. On the northern side of the site are two pairs of brick and ender 1930's semi-detached houses and opposite the site on the eastern side of Broadfield are four stone terraced cottages and a stone detached house.

Proposal

Planning permission is sought for 12no houses and associated parking, access arrangements and landscaping. The housing mix is made up of 4no detached properties,

and 8no semi-detached. Access to the site would be from Broadfield Road. There would also be an access to the south of the site, adjacent to the terraced properties which would be blocked from vehicular access with 3 bollards. The proposals include parking for each house, with the detached properties incorporating integrated garages. Materials proposed include stone and blue slate.

Consultations

Public consultation: Site notices displayed. No comments have been received.

LCC Highways: Initial comments were received on 14th April 2016 and the following issues highlighted:

- Section 38 required with a view to ultimately adopting the road and footway layouts, inclusive of highway drainage and street lighting. A condition to be attached.
- Only a single access is required. The existing track to the gable of 5 Broadfield should not be used for access. Use of Bollards is welcomed.
- Minimum visibility splays required.
- Boundary wall no greater than 90cm.
- Internal road layout is acceptable
- Service strip required adjacent to units 9-12.
- Turning head required at south end of the site
- Access road and footways should be constructed to comply with Lancashire County Council's 'Estate Roads Specification'.
- 27 parking spaces proposed (23 driveway spaces and 4 garage spaces), this complies with parking standards. All driveways should be 5.5m x 2.5m and all garage internal dimensions 6m x 3m. If garages are constructed smaller then outside cycle provision will be required. All garages should also have electrical supply.
- Units 1-8 should have outside cycle storage provided.

Suggested conditions relating to the approval:

- Construction Management Plan
- Wheel washing facilities
- New estate road and access to be constructed to standard to at least base course level before any further development takes place.
- Roads on the front boundary no higher than 1m above the crown level of Broadfield.

Final comments were received on 26th May 2016 which confirmed that the changes made to the proposal were acceptable and no objections to the scheme.

LCC Education: No request for planning contribution.

United Utilities: Comments were received on 26th April 2016 and no objection is raised. Conditions are suggested relating to the following:

- Foul and surface water to be drained separately
- Surface water drainage scheme to be submitted and agreed

Police Liaison Officer: Comments were received on 11th April 2016 and raise no objection to the application. Secured by Design principles are recommended for the development.

HBC Trees and Woodlands Officer: Comments were received on 26th April 2017. No objections raised but the following has been highlighted:

- 2 access points not required, more greenspace should be provided.
- Condition requiring full landscaping plan including a native hedgerow along the rear of the site to allow for biodiversity and soften the boundary.
- Condition relating to bat/bird boxes at the rear of the site, minimum of 6 of each type built into suitable elevations.

HBC Parks and Open Space: Comments were received on 11th April 2016. A request for £16503 allocated to play area and sports pitch improvements at Bullough Park was made.

HBC Regeneration and Housing: Comments were received on 22nd April 2016, and no objection is raised. Mix fits comfortably with the policy and there is no affordable housing requirement.

HBC Environmental Health: Comments were received on 21st April; 2016. No objection was raised to the application but conditions relating to development and construction hours, the Nuisance caused by noise dust and fumes, contaminated land and noise mitigation have been requested.

HBC Waste Services: Bin provision at £75 x 12.

Relevant Planning History

N/A

Relevant Policies

Development Plan check

Hyndburn Borough Local Plan Saved Policies

- Policy E.10 Development Criteria

Hyndburn Core Strategy

- Policy BD1 The Balanced Development Strategy
- Policy H1 Housing Provision
- Policy HC1 Green Space and Facilities for Walking and Cycling
- Policy HC3 The Design of Residential Roads
- Policy HC4 Community Benefits/Planning Obligations
- Policy Env2 Natural Environment Enhancement
- Policy Env3 Landscape Character
- Policy Env4 Sustainable Development and Climate Change
- Policy Env6 High Quality Design
- Policy Env7 Environmental Amenity

- Policy RA1 Amount and Distribution of Housing in Rural Areas

Material considerations

National Planning Policy Framework

- Section 4 Promoting sustainable transport
 - Section 6 Delivering a wide choice of high quality homes
 - Section 7 Requiring good design
 - Section 8 Promoting healthy communities
 - Section 9 Protecting Green Belt land
 - Section 10 Climate change, flooding and coastal change
 - Section 11 Conserving and enhancing the natural environment
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- Hyndburn Borough Council Employment Land Study January 2016
 - Hyndburn Borough Council Car Parking and Access Standards (2010)
 - Householder Design Guide (SPD) 2009
 - Planning Practice Guidance (PPG)

Observations

Key issues for consideration in relation to this application are 1) Principle of the development, 2) Housing supply, 3) Housing mix, 4) Impact on Greenbelt 5) Design and layout, 6) Residential amenity, 7) Traffic and highways, 8) Drainage and flooding, 9) Trees, Landscaping and Ecology, 10) Neighbours objections and 11) Sustainability.

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of applications under the Planning Acts should be in accordance with the Development plan unless material considerations indicate otherwise. In this instance the Development Plan comprises the saved policies of the Hyndburn Council Local Plan (1996) and the adopted Core Strategy.

Paragraph 87 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the green Belt and should not be approved except in 'very special circumstances'. Paragraph 89 explains that a local planning authority should regard the construction of new buildings as inappropriate in the Green belt, listing a number of exceptions to this. One such exception is '*limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land). whether redundant or in the openness of green belt and the purpose of including land within it that the existing development*'.

The site would constitute 'previously developed land' for the purposes of the above policy. In order for residential development to be acceptable it needs to be considered that there is no greater impact on the openness of the Green Belt and the purposes of including land within it. Provided this can be shown to be the case, Officers consider that the Principle of the development is acceptable.

Housing supply

Within the Framework (para 47) there is a requirement on local planning authorities to identify and maintain a five year supply of housing development sites with an additional buffer to ensure there is choice and competition in the housing market. Where this cannot be demonstrated, para 49 of the Framework states that; *'Housing application should be considered in the context of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites'*. Hyndburn does not have a 5 year supply of housing and the planning application should therefore be considered in the context of the presumption in favour of sustainable development. The implications of this are considered in the 'Sustainability' section later in this report.

Housing mix

Core Strategy Policy H1 states that new housing development will aim to provide a mix of house types based on the following proportions:

- Detached 26%
- Semi-detached 49%
- Terraced 5%
- Bungalows 8%
- Flats 12%

The aim of the policy is to balance local housing markets by increasing the variety of stock in Hyndburn. The housing offer in the Borough currently has a larger proportion of smaller 2/3 bedroomed terraced properties which account for over half the total housing stock.

The proposed development would have a mix of 8no semi-detached properties and 4no detached properties.

The Council's Housing and Regeneration Officer has considered the application and is supportive of the proposal to erect houses on the site and consider that the development including this mix of 3 and 4no bedroomed detached and semi-detached houses fits comfortably with the guidelines of Policy H1 of the Hyndburn Core Strategy. As such officers are satisfied that the provisions of this policy are met in this respect.

Impact on Green Belt

The fundamental aim of Green belt policy is to prevent urban sprawl by keeping land permanently open. Although the development of new housing in the Green Belt is normally considered to be inappropriate development, paragraph 89 of the NPPF lists the exceptions where development is acceptable in the Green belt. This includes *'limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land). Whether redundant or continuing use (excluding temporary buildings), which would not have a*

greater impact on the openness of the Green Belt and the purpose of including land within it that the existing development’.

Annex 2 of the NPPF provides a definition of previously developed land and the relevant part of this says: *‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure...’.*

The assessment which is set out in the NPPF is more flexible than the previous provisions of PPG2 (now superseded by the NPPF) with the emphasis now on assessing ‘appropriate development’ on the basis of whether overall the development has no greater impact (or equivalent) on the openness of the Green Belt.

With regards to the comparative impact of the development on the openness of the green belt between the existing development and the proposed, the existing buildings are generally lower in height (with the exception of the vehicle repair building) and are grouped in the centre of the site. The hardstanding around the building is constantly used for the storage of vehicles. The result of this is that visually the site is more intensively used with limited views through the site to the countryside beyond. The proposed development provides smaller buildings surrounded by gardens with improves the visual permeability of the site, increasing the ability to look through the site to the countryside beyond. It is therefore considered that the development would not have a greater impact on the openness of the Green Belt than the existing development. A condition has been attached to remove permitted development rights on the development.

The proposed detached properties at the rear of the site are well spaced with substantial gardens. This is in contrast to the current layout of the buildings on the site which present the main workshop to the open landscape. By dispersing the buildings across the site and aligning the majority of the houses towards Broadfield, in line with the houses on either side, the impact of the buildings on the Green Belt is much reduced. The spacious setting of the detached houses with gardens at the rear of the site presents a softer edge to the development adjacent to the Green Belt beyond.

On consideration of the guidance in the NPPF therefore, Officers are satisfied that the development would not have an unacceptable impact on the openness of the Green Belt and as such is in line with the relevant provisions of the NPPF.

Design, scale and layout

Core Strategy Policy Env6 places emphasis on high quality design and requires an enhancement of the character and quality of both townscape and landscape, and is supported by the provisions of Core Strategy Policy Env 7. High quality design must take into account urban form, urban grain, landscape, density, mix, scale and appearance.

At national level in the National Planning Policy Framework (NPPF) also puts a strong emphasis on design. Paragraph 17 of the NPPF states: *‘...always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land*

and buildings'. Paragraph 56 goes on to state: 'The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. Paragraph 62 states: 'Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review'.

The applicant submitted a proposal to be considered by officers at the pre-application stage. Extensive discussions took place to ensure that the correct, high quality design was achieved for the site. The proposed housing reflects the traditional materials used in the area and the general pattern of housing development.

The proposed houses at the front of the site, are in the style of terraced houses and the detached houses at the rear of the site reflect the traditional housing in the area, having simple double pitched roofs and gables with chimney stacks. Stone detailing around the doors and quoin stones up the corners of the houses together with natural stone boundary walls to Broadfield ensure that the houses will maintain and enhance local distinctiveness. As such, Officers are satisfied that the development complies with the relevant planning policy in terms of design, scale and layout.

Residential amenity

Policy Env7 of the Core Strategy relates to residential amenity and states that proposals for new development will be permitted only if it is demonstrated that the material impacts arising from reason of traffic, visual impact, noise, dust, emissions, pollution, odour, over-looking or loss of light, or other nuisances will not give rise to unacceptable adverse impacts or loss of local amenity and can be properly controlled in accordance with best practice and recognised standards. The Council's Householder Design Guide Supplementary Planning Document also provides guidance in relation to separation distances.

The separation distances within the development and with the surrounding residential properties fall within the provisions of the Council's Design Guide SPD as such it is not considered that the proposal would have a significantly detrimental impact on neighbouring amenity in terms of overlooking or overshadowing. As such Officers consider the proposal meets with the relevant planning policies in this regard.

The Council requested that a noise screening assessment be submitted with the planning application due to the proximity to the main road. This has concluded that with mitigation measures, the noise levels around the site are unlikely to adversely affect the proposed new dwelling both internally and externally. A condition is attached to ensure the mitigation measures are fully implemented into the development. The Council's Environmental Health Officer has considered the scheme and is of the opinion that subject to the conditions detailed in the consultation section of this report, the proposal is acceptable.

As such it is considered that the proposal meets with the relevant planning policies in terms of residential amenity discussed within this section of the report.

Traffic and Highways

Saved Policy E.10 of the Local Plan states that when considering proposals for development, the Council will have regard to car parking provision and proposed arrangements for servicing and access. In addition, Policy Env7 of the Core Strategy aims to avoid development which has an unacceptable adverse impact by reason of traffic. HC3 deals with the design of residential roads.

The applicant has submitted detailed plans which show the site layout. The Highways Authority has considered these and made some suggestions to improve the scheme which are detailed in the consultation section of this report. These have now been incorporated into the scheme and the Highways Authority has confirmed they have no objections to the proposal provided certain conditions are attached.

In the absence of an objection from the Highways Authority and subject to the suggested conditions, Officers are satisfied that the scheme meets with the relevant planning policies in terms of traffic and highways safety.

Drainage and flooding

Paragraph 103 of the Framework seeks to avoid development resulting in an unacceptable flood risk. At the local level, Core Strategy Policy Env4 and saved Local Plan Policy E10 have similar aims. There is detailed guidance provided in the NPPG in terms of the hierarchy that should be considered for drainage on sites as set out below:

The NPPG outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy, with the following options to be investigated in order of priority:

1. Into the ground (infiltration)
2. To a surface body (e.g. canal)
3. To a surface water sewer, highway drain, or other drainage system
4. To a combined sewer

The applicant has noted on the application forms that both foul and surface water would be drained to separate mains sewers. United Utilities have been consulted with regards to the application and have no objections to the scheme provided that conditions are attached to ensure foul and surface water are drained separately and that prior to commencement a surface water drainage scheme is submitted for agreement, which is based on the NPPF hierarchy of drainage options. Due to no objections being received from statutory consultees and the inclusion of suggested conditions, Officers are satisfied that the proposal meets with the relevant planning policies in terms of flooding and drainage.

Provision of public open space

Policy HC1 of the Hyndburn Core Strategy requires that: *'Major housing development (10 or more houses) will contribute towards the provision and maintenance of good quality, accessible, multi-functional greenspace. If it is demonstrated that it is not possible to make a provision on site, then a financial contribution in lieu of actual provision will be provided by*

the developer that will be used to improve or maintain nearby areas of greenspace and improve pedestrian or cycleway facilities’.

There would be no provision of public open space within the development. The Council’s Parks Department has requested a contribution towards off site public open space in line with Policy HC1 of £16503. This has been agreed with the applicant and forms part of the S106 agreement.

As such Officers are satisfied that the proposal meets the relevant planning policies in terms of public open space.

Trees, landscaping and ecology

Policy Env2 of the Core Strategy requires opportunities for environmental enhancement to be secured; this is supported by the provisions of the NPPF.

On consideration of the application, the Council’s Trees and Woodlands Officer requested that a native hedgerow be planted to the rear of the site and the inclusion of at and bird boxes into the build, this has been agreed with the applicant and suitable conditions are attached. The Trees and Woodlands Officer also queried whether the southern access to the site was needed, and suggested this be removed to provide more open space on the site. However, this access is required to gain access to the rear of the adjacent terraces and provides a connection to the public footpath. Three bollards are indicated on the plan to ensure that this is not used for a vehicular access to the site. A suitable condition is attached.

As such Officers are satisfied that, with suitable conditions attached, the proposal is considered acceptable in terms of the relevant planning policy in this respect.

Sustainability

Resolution 24/187 of the United Nations Generally Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development and that the specific policies within the NPPF (paragraphs 18-219), taken as a whole, constitute the Government’s view of what sustainable development means in practice. There are three dimensions to sustainable development: economic, social and environmental and these require the planning system to perform a number of roles.

Officers have considered the proposed development against the three dimensions of sustainable development below:

Economic role – this is a full planning application which can be developed over a 1-2 year period, (at an average build out rate of 35 houses per year). The building of the development will also perform an economic role by generating jobs, and boosting the local economy by providing additional spending local shops and businesses.

Social role – a key aspect of the social role of sustainable development is providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment with accessible local services. The development is submitted in full and the applicant aims to develop the site within 1-2 years. The development will meet an identified need for good quality, low cost family homes, and will make a contribution of 12 units towards the undersupply of housing within the Borough.

Environmental role – The development includes a contribution towards public open space improvements in the local area, landscaping improvements and the provision of bat/bird brick/boxes. It is recognised that the that the development is outside the existing urban boundary, however the highway authority has not raised concerns in relation to the accessibility of the site which is in proximity to a bus route and the urban area to the south. The site is on previously developed land and would not affect the openness of the Green Belt. Overall the development is considered to represent sustainable development.

Other matters

- Bins:

A request for £900 towards bin provision was made and agreed with the applicant, this will be part of the Section 106 agreement. A condition is attached to ensure bins are kept to the rear of the houses, apart from on bin collection days.

- Contamination:

The Council's Environment Health Officers has included a condition to ensure that and contamination is remediated on site.

Conclusion

In assessing this application, the policies of the development plan and other relevant local and national policy considerations have been taken into account, Officers consider that the proposal is sustainable in terms of the social, economic and environmental aspects of sustainable development and recommend approval subject to the imposition of planning conditions and a Section 106 Agreement relating to the following:

£16503 towards Public open space

£900 bin provision

Recommendation

That planning permission is GRANTED subject to the following conditions and the applicant entering into a S106 agreement with the Council in relation to the matters listed above:

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following plans and documents:

Application forms received 22nd March 2016

Proposed Site Plan received 4827-02D 19th May 2016

Proposed Plans and Elevations Units 9 and 11 4827-05C received 19th May 2016

Proposed Plans and Elevations Units 1,2,3,4,5,6,7 and 8 4827-03B received 22nd March 2016

Proposed Plans and Elevations Unit 10 4827-04B received 22nd March 2016

Proposed Plans and Elevations Unit 12 4827-06B received 22nd March 2016 OS Plan 4827-07 received 22nd March 2016

Proposed Street Scenes 4827-08B received 22nd March 2016 Planning Statement received 22nd March 2016

Reason: For the avoidance of doubt and to enable Hyndburn Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policies Env6 & Env7 of the Hyndburn Core Strategy.

3. Notwithstanding the provisions of the Town and Country (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), upon of the grant of this planning permission no development shall take place within Classes {A, B, C, D, E, F, G and H} of Part 1 of Schedule 2 of the said Order (or any order revoking and re-enacting that Order with or without modification), unless a planning application for that development has been first submitted to and approved by the local planning authority.

Reason: In the interests of visual amenity and in order to protect the amenities of the occupiers of neighbouring properties and to comply with Policy Env7 of the Hyndburn Core Strategy and the Hyndburn Householder Design Guide (SPD).

Levels

4. Prior to the commencement of development details of all existing and proposed levels across the site, including finished slab levels of all proposed buildings, shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details.

Reason: In accordance with the provisions of Policy Env 7 of the Hyndburn Core Strategy.

Materials /windows doors rainwater and garage door/ boundary treatment

5. Notwithstanding the details submitted with the application and prior to their use in the development hereby approved, details and samples of the following shall be submitted to the local planning authority for approval in writing:
 - a) External roofing and facing materials (including colour or render, paintwork and colour wash).
 - b) Rainwater goods, windows and garage doors (including cross sections)
 - c) All surfacing materials to be used on all hard-surfaced areas of the development outside the buildings
 - d) Details of any boundary treatment

The development shall be constructed in accordance with the approved details/samples and retained thereafter unless otherwise prior agreed in writing with the local planning authority.

Reason: To ensure the use of appropriate materials, in the interests of the visual amenities of the locality and in order to comply with Policies Env 6 and Env 7 of the Hyndburn Core Strategy

Landscaping and maintenance plan

6. Prior to the commencement of development a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include replacement tree planting at a minimum ratio of 3:1. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and in order to comply with Policy Env 7 of the Hyndburn Core Strategy.

Bat/bird boxes

7. Details of the number, type, and location of bat and bird bricks and/or features shall be submitted to and approved in writing by the Local Planning Authority. The bricks/features shall be implemented in accordance with the agreed details during the construction of the dwelling houses and available for use prior to the first occupation of the dwelling houses, and retained thereafter.

Reason: To comply with the provisions of Policy Env2 of the Hyndburn Core Strategy.

Garages / parking spaces

8. The garage and parking spaces hereby approved shall be kept freely available for the parking of cars, and shall not be converted or altered to form an additional room within the dwelling or garden area, without the submission and grant of a planning permission for that purpose by the local planning authority.

Reason: In order to comply with Policy Env 7 of the Hyndburn Core Strategy and the Hyndburn Car Parking and Access Standards.

Highways

Section 38

9. Road and footway layouts shall be the subject of a dedication agreement with the Highway Authority under the provision of Section 38 of the Highways Act or other appropriate agreement in accordance with the scheme to be submitted to, and agreed in writing by the Local Planning Authority (including street lighting, road construction and drainage details).

The development shall accord fully with the approved details prior to the occupation of the first dwelling house and retained thereafter.

Reason: In the interest of highway safety and residential amenity in accordance with Policy E.10 and Env7 of the adopted Hyndburn Core Strategy.

Construction Management Plan

10. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays;
- v) measures to control the emission of dust and dirt during construction
- vi) wheel washing facilities;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii) road construction details in accordance with Lancashire County Council specification for construction of estate roads;
- x) Details of hours of construction and the times at which deliveries will be made to and from the site.

There shall not be any burning of waste material on site at anytime during the construction process.

Reason: In the interest of residential amenity and highways safety, in accordance with the provisions of Policy E10 and Env7 of the adopted Hyndburn Core Strategy and the National Planning Policy Framework.

Electrical supply/ bike provision

11. Prior to the first occupation of the dwellings, the following provisions shall be made available for use:
 - a) Necessary infrastructure for Electric Vehicle Charging comprising the provision of one standard 3-pin 13amp single household plug and socket along with associated cabling and mains electric household supply to each dwelling only. Any additional infrastructure requirements would be the responsibility of future residents to provide directly in line with evolving technology on electric cars and associated electric vehicle charging. These provisions shall be made at each dwelling.
 - b) Cycle provision for 2no cycles as detailed on the approved Site Layout Plan.

Reason: To ensure the scheme accords with paragraph 35 of the NPPF, and the provisions of Policy Env7 of the Hyndburn Core Strategy.

Environmental Health

Site preparation and construction phase

12. Construction deliveries to and from the site should be restricted to between 0800 and 1800hrs Monday to Friday and 1300hrs on Saturdays. Deliveries should not take place on Sundays and bank holidays. Works should be restricted to between 0800 and 1800hrs Monday to Friday and 1300 on Saturdays. Works should not take place on Sundays and bank holidays. All works should be undertaken in accordance with BS5228:2009.

Reason: In the interest of residential amenity in accordance with Policy Env7 of the Hyndburn Core Strategy.

Effect of Noise/dust /fumes/ vibration on neighbouring premises during the development works.

13. Measures should be in place to prevent nuisance being caused to residents from noise, dust, fumes and or vibration arising from the building works.
There shall be no burning off on site of construction waste.

Reason: In the interest of residential amenity in accordance with Policy Env7 of the Hyndburn Core Strategy.

Noise

14. Prior to the first occupation of the dwelling houses, the noise mitigation measures detailed within section 8 of Miller Goodall' Noise Assessment (5th February 2016), submitted with the application shall be fully implemented.

Reason: In the interest of residential amenity in accordance with Policy Env7 of the Hyndburn Core Strategy.

Contamination

15. Prior to the commencement of development, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A; focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property. This information shall then be submitted to and agreed in writing with the local planning authority.

Following this a remediation statement shall be submitted to the local planning authority for their approval in writing and the recommendations and remedial measures shall be implemented within the site prior to the first occupation of the dwelling houses hereby permitted.

On completion of the development/remedial works, the developer shall submit a verification report to confirm all works are completed in accordance with the agreed Remediation Statement.

Reason: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site, and the site cannot be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990, in accordance with Policy Env7 of the Hyndburn Core Strategy and the provisions of the National Planning Policy Framework.

United Utilities

- 16 Foul and surface water shall be drained on separate systems.

Reason: To prevent flooding, to protect water quality and to provide for surface water to be drained in a sustainable manner, in accordance with the NPPF and Policy Env 7 of the Hyndburn Core Strategy.

17. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing

by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

18. Prior to the commencement of development, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a) Arrangements for adoption by an appropriate body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- b) Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

19. Refuse and recycling bins shall be located at the rear of the property at all times, and only brought to the front of the dwelling on bin collection days, unless otherwise prior approved in writing with the Local Planning Authority.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with Policy Env 7 of the Hyndburn Core Strategy.

Informatives

13a, 14, 15, 16, 17
Low risk coal

The applicant is advised to take note of the full comments from United Utilities which are available on the Council's website.

Decision	
Approved + Conditions	
Informative Note(s)	
Refuse No. of Reasons	
Date	
Signed	