

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 7th April 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/01175/FULMAJ	Lyndsey Hayes	2	33-81

Updated education position

Since publication of the main committee report, LANCASHIRE COUNTY COUNCIL (LCC) as EDUCATION AUTHORITY (LEA) has responded with an updated position, superseding paragraphs 6.9 and 9.38 of the main report. They confirm that at this present time the outline proposal for up to 50 dwellings would be required to make a financial contribution of £318,249.24 towards 19no. primary school places, with the expenditure project being at Hambleton Academy and/or Stalmine Primary School. No contribution is sought towards secondary school places. This mechanism will need to be secured in a section 106 agreement.

Updated Lead Local Flood Authority position

Since publication of the main committee report, a response from the LEAD LOCAL FLOOD AUTHORITY (LLFA) has been received, superseding paragraphs 6.18 and 9.19 of the main report. They confirm: No objection to the proposed development subject to conditions requiring the development to be carried out in accordance with the submitted Flood Risk Assessment and Drainage Management Strategy; the submission of a surface water drainage strategy prior to commencement; details of how surface water and pollution prevention will be managed during each construction phase, and an operation and Maintenance Plan and Verification Report of the Constructed Sustainable Drainage System.

Conditions 10 & 11 on the care home scheme and 10 & 11 on the outline residential scheme deal with two of the LLFA's requested conditions. Conditions 32 & 33 on the care home and 27 & 28 on the outline residential development (set out below) can be added to deal with the remaining suggested conditions should the application be approved, and the applicant has agreed to these.

Clarification on Drainage Engineer's position

The Council's Drainage Engineer has been contacted directly about the comments raised by the third parties that the Drainage Engineer had previously stated that drainage proposals should be to the south of Stalmine, when Paragraph 9.20 of the main committee report states *whilst the proposals would drain to the east (the Drainage Engineer) has no objections to the proposal*. The Drainage Engineer has confirmed that the site would actually discharge to the south, and provided a map to demonstrate this. Whilst the initial route would be to the east of the site the drainage connection would run into the existing watercourse further to the south east, which heads south, and drains away to the south. The drainage route is therefore the same as what third parties had been previously advised and is considered acceptable.

Amended Plans

Following the publication of the committee agenda, the applicant was asked to submit amended plans to improve the bulk and massing of 'care home block A' as seen from the road frontage, in particular the continuous roofline. Amended plans have been received which set back / set down a central section of the building from the main elevation / roofline and make this a fully glazed feature to help break up the massing of the building. The plans also make the front gables stronger features with taller peaks, again to help break up the main roof massing.

The amendment would not have a material impact on any third party and so does not require further consultation / neighbour notification. Officers are of the view this amendment to block A helps to alleviate the bulk and massing as seen from the road frontage and is therefore recommended favourably to members.

CONDITIONS

Conditions 2, 9, 19, 26, 27, 28, 30, 31 of the care home scheme and condition 2 of the outline residential development require updating to reflect the following amended plan reference numbers received.

Drawing No. A160 Rev **05** (Proposed Site Plan)
Drawing No. A120 (Care Home A, Proposed Ground Floor Plan **Rev01**)
Drawing No. A121 (Care Home A, Proposed First Floor Plan **Rev01**)
Drawing No. A122 (Care Home A, Proposed Second Floor Plan **Rev01**)
Drawing No. A123 (Care Home A Proposed Roof plan **Rev01**)
Drawing No. A130 (Care Home A, Proposed Elevations **Rev01**)
Drawing No. A162 Rev **02** (Street Elevations - not including 3D visuals)
Drawing No. A220 External Lighting Layout **Rev01**
Drawing No. A221 (Boundary Treatment Plan **Rev02**)

Additional conditions for the care home scheme (as requested by the LLFA)

32. *No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.*

Those details shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

Reason: *To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.*

33. *No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to*

the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: *To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.*

Additional conditions for the outline residential development scheme (as requested by the LLFA)

27. *No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.*

Those details shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

Reason: *To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.*

28. *No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.*

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

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