

Application Recommended for Approval
Cliviger with Worsthorne Ward

APP/2013/0403

Full Planning Application

Variation of condition 2 of planning permission APP/2012/0318, to include erection of an agricultural accommodation gate from The Long Causeway, to allow for agricultural access to land adjacent the development site.

COAL CLOUGH WINDFARM THE LONG CAUSEWAY

Background:

The application is made under the variation of planning permission procedure enabling substitution of an amended drawing showing minor material amendments to be made to development already approved.

An objection has been received.

Relevant Policies:

Burnley Local Plan Second Review
E29 - New agricultural development
E31 - Wind Farms

Article 31 Statement

The application was the subject of pre-application discussion and as submitted was in accordance with the local plan policies and the National Planning Policy Framework and there was no need for any negotiation with the applicant.

Site History:

2009/0758: Repowering of Coal Clough Wind Farm – Granted

2013/0318: Construction of private access track in connection with Repowering of Coal Clough Wind Farm – Granted

Consultation Responses:

Highway Authority – Pre-application discussion has taken place about precise details. There are no highway objections.

Cliviger Parish Council – Objection as follows (summarised):

- The proposal encroaches on an accident black spot in an unlit area.
- It will leave a 10m gap in the wall.
- The application should be retrospective.

[Comment – The Highway Authority is content with this proposed agricultural access. The field access would be of a design commonly adopted to enable safe field access from the highway. The application is made in the proper form.]

Planning and Environmental Considerations:

The application arises out of the need to vary the details relating to agricultural accommodation provisions in relation to the recently approved Coal Clough Wind Farm Re-powering Access Track (AT).

The AT would be constructed up and across fields between Red Lees Road and Long Causeway to enable access for abnormal loads to the wind farm.

The present minor amendment is to improve farm access, without farm vehicles/stock having to cross the AT. A new field gate is proposed from Long Causeway to land to the east of the AT. The gate would be adjacent to the splayed access from the AT, inset into the land to allow for clear standing of a farm vehicle on entry/egress of the land.

Minor changes frequently arise in relation to planned developments. The present proposal is understandable, in line with normal agricultural requirements and in accordance with the relevant development plan policies.

Recommendation:

That planning permission be granted subject to the following conditions:

Conditions

1. The development must be begun within three years of the date of this decision.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

AR
8.10.2013