

## **DEVELOPMENT CONTROL COMMITTEE**

**Wednesday 19<sup>th</sup> October 2016**

### **Late Correspondence/Verbal Reports**

#### **Pages 1 – 41**

#### **APP/2016/0247 – Proposed erection of hotel with associated parking, servicing and landscaping at Land adjacent Crow Wood Leisure Ltd, Royle Lane**

#### **Conditions 3, 5, 19 and 23 within the report shall be replaced as follows (all other conditions to be final)**

#### **Conditions 25 and 26 (\*) are additional**

3. No development shall take place until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
  - a) The parking of vehicles of site operatives and visitors
  - b) The loading and unloading of plant and materials
  - c) The storage of plant and materials used in constructing the development
  - d) The erection and maintenance of security hoarding
  - e) Wheel washing facilities,
  - f) Details of the routeing of construction vehicles and materials delivery vehicles, and
  - g) Details of road cleaning schedule.
  
5. Notwithstanding the submitted details, as indicated on plan drawing numbers 2048\_01 and 2048\_02, within six months of the commencement of any built development above slab level, full and final details of the proposed comprehensive hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.
  - a. Hard landscaping shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant].
  - b. Soft landscaping shall include full details of the proposed lake (including site sections and construction details), schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate.

- c. The scheme shall also include details of habitat mitigation enhancement measures such as bat and bird boxes which could be installed on retained semi-mature trees or on the new buildings. Details of these shall be submitted to the LPA for approval in writing.
19. Notwithstanding the submitted details, prior to the completion of any built development on site, the final scheme for the parking and manoeuvring of vehicles on the site, including the proposed coach drop off area shown on plan reference PA (00) 004 Rev. B, shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out before any part of the facility hereby approved is open for use and it shall remain available for the parking of vehicles and turning of coaches for the dropping off of passengers in connection with the development hereby approved at all times. For the avoidance of doubt, the scheme shall include details of materials to be used, boundary and edging treatments, details of illumination within the car parking areas and signage.
23. The use of the building hereby approved shall not start until an assessment has been submitted for written approval to the Local Planning Authority which details the levels of internal and external noise likely to be generated from the proposed use of the site. This assessment shall be used to identify and determine appropriate noise mitigation measures (such as soundproofing or site specific external sound equipment) required to protect the amenity of adjacent noise sensitive properties. The approved noise mitigation measures shall be implemented prior to the start of the proposed use and retained thereafter in perpetuity.
25. Notwithstanding the submitted details, as indicated on plan drawing numbers 2048\_01 and 2048\_02, prior to the commencement of development on site full details of the proposed diverted bridleway (as indicated on plan drawings 2048\_01, 2048\_02 and plan entitled 'Proposed Footpath to Royles Lane' (with reference NW91471\_004 Rev. A) shall be submitted to the local planning authority for approval in writing. The details shall include materials to be used and clear detail on how the bridleway will be accessed off Royle Lane. The diverted route shall be created prior to substantive works beginning on site and prior to the closure of the existing route for site access.\*
26. Prior to the commencement of Development, the applicant shall submit to the Council, for approval in writing, an Employment and Skills Plan. The Employment and Skills Plan shall include arrangements setting out how the applicant and/or the developer and their contractors will work directly with local employment/training agencies/the Council as part of an employment and training consortium including but not limited to;
  - a. Jobcentre Plus and the Learning & Skills Council; and
  - b. Voluntary and private sectors providers; and
  - c. Sixth form colleges; colleges of further education; and universities.The Employment and Skills Plan shall specify the provision for training opportunities and other initiatives in respect of the vocational and employability skills required by the owner/developer, their contractors and future occupiers, for any new jobs and business opportunities created by the Development.

Following approval of the Employment and Skills Plan by the Council, the applicant will implement and where necessary procure implementation and promote the objectives of the approved plan and ensure that so far as is reasonably practicable the objectives are met.\*

## **Reasons**

3. To ensure that the LPA are satisfied in regards to the safety of other vehicles and pedestrians in this locality whilst construction works are being carried out, to ensure the construction works have an acceptable impact upon the wider area, and to prevent the spread of mud onto the adjoining highway network in accordance with Policy GP7 of the Burnley Local Plan.
5. On the basis that full and final details of the proposed scheme have not been provided, and to ensure that the proposed scheme contributes to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings in full, and in order to ensure a net gain for nature. In accordance with the NPPF and Policies GP6, E3, E5, E6, E7, E8, E26 and E27 of the Burnley Local Plan.
19. To ensure the final scheme is satisfactory, to allow for the effective use of all the parking and drop off areas, and to ensure there is a safe location off Royle Lane for visitors arriving by coach to alight thereby preventing unnecessary impacts upon the free flow of traffic on Royle Lane.
23. To ensure that noise nuisance to adjoining properties is controlled in order to protect the residential amenity of the occupiers in accordance with policy GP1 of the Burnley Local Plan, Second Review.
25. To ensure the final scheme is satisfactory and safe for users, particularly given the access point off Royle Lane, and to ensure the route is maintained open for use at all times in accordance with previously approved development agreements on site.\*
26. In order to secure, where reasonably possible, jobs and/or employment for people from the Burnley/East Lancashire area, particularly unemployed client groups, and in order to ensure that a number of the wider economic benefits put forward by the development are held accountable for by the applicant. In accordance with Local Plan Policy EW10 and paragraph 18 of the NPPF.\*

## **Pages 49 – 54**

### **APP/2016/0383 – Proposed single storey extension, including the installation of a flue at 25 Clover Crescent**

#### **Correction to Site Location Plan at Page 49**

The agenda plan incorrectly displays an edge around 27 rather than 25 Clover Crescent. A corrected location plan which delineates the application site at 25 Clover Crescent is being circulated at the meeting.

## **Pages 63 – 74**

### **APP/2016/0357 - Small scale gas fired energy reserve facility and ancillary infrastructure at Land at Bancroft Road**

#### **Consultation responses**

The Council's Contaminated Land Consultant reports that the Desk Study and Preliminary Risk Assessment have been adequately carried out and that there are risks to the development due to previous land uses, in particular on and off site active and historical landfill sites. These risks should be fully explored and further site investigation undertaken.

#### **Additional Conditions**

To ensure issues of land contamination are adequately dealt with, the following additional condition is recommended:-

#### **Condition 13:**

Prior to the commencement of development, a ground investigation report shall be submitted to and first approved in writing by the Local Planning Authority in accordance with the recommendations of the Desk Study and Preliminary Risk Assessment (prepared by RPS Planning and Development, dated 19 July 2016). Any remediation or other recommendations contained within the approved report shall be implemented in full during the course of the development and shall be completed prior to the approved development being first brought into use. In the event that the approved report makes recommendations for future monitoring then this should also be adhered to in accordance with the details of the recommendations and any results of such monitoring shall be submitted to the Local Planning Authority.

#### **Reason 13:**

To ensure the site is suitable or can be made suitable for the construction of the development, in accordance with GP7 of the Burnley Local Plan, Second Review (2006) and the National Planning Policy Framework. It is necessary for the ground investigation report to be submitted and approved prior to the commencement of development in order to ensure that any remediation measures that may be necessary can be carried out at the appropriate stage in the development process.

#### **Condition 14:**

Prior to the commencement of development, details of boundary treatment to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall thereafter be carried out only in accordance with the approved details.

**Reason:**

To ensure a satisfactory appearance to the development, in accordance with Policy GP3 of the Burnley Local Plan, Second Review (2006).