

Proposed development: Full Planning Application for Erection of 4 dwellings with associated access road, landscaping and parking

Site address:

**Land to the rear of former Meadowcroft Farm
114 High Street
Chapelton
Bolton
BL7 0EX**

Applicant: Mr Mark McBriar

Ward: West Pennine

**Councillors: Colin Rigby
Jean Rigby
Julie Slater**



1.0 SUMMARY OF RECOMMENDATION

- 1.1. Approve, subject to the planning conditions listed in paragraph 4.1 of this report.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

- 2.1 Members will recall that the application was on the agenda for the January meeting, but was withdrawn from the Agenda whilst further amendments to the scheme were sought to address concerns raised by surrounding residents, since the publication of the main report.
- 2.2 The proposals seek to develop an infill plot located on land formally associated with Meadowcroft Farm at the rear of 114 High Street, 126-128 High Street and properties on Chapel Grange. Properties on Tower Court and the Old Boltonians Football Pitch border the southern boundary of the site.
- 2.2 The site is within the village envelope where development of new housing is acceptable. The principle of residential development on the site has been established on the site since 2006 where approval was granted for two large dwellings. Renewal applications have ensured that these two dwellings still have extant permission to be erected – please see the Planning History section at paragraph 5.0.1 of this report for details.
- 2.3 The revised proposals are a significant improvement to those initially proposed and whilst Officers acknowledge the concerns raised by Ward Councillor, Colin Rigby, and surrounding residents that the proposals result in the over-development of the site, there are no relevant planning policies which prevent this. Each of the dwellings has parking provision, and gardens which at least are the same size as the footprint of each of the dwellings.
- 2.4 With the revised siting of the plots, along with conditions requiring obscure glazing to some first floor habitable rooms and rooflights, as stated in the suggested planning conditions, it is considered that the amendments have minimised the impact of the proposals on the amenity of surrounding residents.
- 2.5 In addition, conditions are recommended to ensure that suitable stone, is used to any elevations facing towards the boundary of the site to ensure that the dwellings do not harm the setting of Grade II listed 110-114 High Street and the barn attached, or the character and appearance of Chapeltown Conservation Area.
- 2.6 Subject to the planning conditions listed in paragraph 4.1 of this report, Officers recommend that planning permission be granted for the proposals.

3.0 RATIONALE

3.1 Site and Surroundings

- 3.1.1 The application site is set within the Chapeltown Village envelope and on the periphery of the Chapeltown Conservation Area. It comprises part of the former farmyard area of Meadowcroft Farm, which is now redundant since the farming enterprise relocated to Green Arms Road.
- 3.1.2 The parcel of land is irregular in shape, it historically had farm buildings occupying the southern part, which were removed in 2017, and large areas of concrete hardstanding throughout.
- 3.1.3 The site is accessed by an established 'field gate' that links to the adjacent residential cul-de-sac, Chapel Grange. Residential properties close bound the east, west and southern edges of the site. The Old Boltonians Football ground also borders part of the southern boundary of the site.
- 3.1.4 The western boundary of the site abuts the boundary of Chapeltown Conservation Area and the curtilage of the Grade II listed barn attached to 110-114 High Street which are also part of the grade II listed building(s).

3.2 Proposed Development

- 3.2.1 Members will recall that the application was on the agenda for January's meeting, but was withdrawn from the Agenda whilst further amendments to the scheme were submitted to address concerns raised by surrounding residents since the publication of the main report.
- 3.2.2 Permission was initially sought to erect three, three-storey 4 bed dwellings, and one three storey five bedroom dwelling on the application site with associated garden and parking areas. As a result of neighbouring residents concerns and in the interest of securing proposals more appropriate to the prevailing character of the area, the proposals have been revised to provide; two three-storey four bed dwellings and two, two-storey 3 bed properties. The application site has also been revised to extend the red edge up to the rear of stone buildings associated with 114 High Street.
- 3.2.3 As initially submitted, each of the dwellings had a single storey garage, balcony area/ roof patio. The revised proposals before Members remove the garages to two plots and the external raised patios that would have been above them.
- 3.2.4 Plots 1 and 2 are to be positioned parallel with the rear garden boundary of 126-128 High Street along the west boundary of the site. Plot 3 is to be positioned in the south-eastern corner of the site adjoining the boundaries of nos. 6 Chapel Grange and 10 Tower Court. Plot 4 is to be sited in the southern corner of the site and is to share a boundary with the Grade II listed barn attached to No. 114 High Street and No. 9 Tower Court.

3.2.5 The access road to the site is to be via the existing single width track access to the land off Chapel Grange located adjacent to No. 3 Chapel Grange. The four properties are to be served with an estate road and turning head.



Extract from amended site plan drawing received 14th January 2021.

3.3 Development Plan

3.3.1 Core Strategy (2011) Policies:

- Policy CS5: Locations for New Housing
- Policy CS16: Form and Design of New Development
- Policy CS17: Built and Cultural Heritage

3.3.2 Local Plan Part 2 (2015) Policies:

- Policy 6: Village boundaries
- Policy 8: Development and People
- Policy 9: Development and the Environment
- Policy 10: Accessibility and Transport
- Policy 11: Design
- Policy 39: Heritage

3.3.3 Supplementary Planning Documents and Guidance

- Residential Design Guide SPD
- Conservation Areas SPG
- Green Infrastructure and Biodiversity Networks SPD

3.4 Other Material Planning Considerations

3.4.1 The National Planning Policy Framework (2019):

3.4.2 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, as amended

3.5 Assessment

Principle of Development

3.5.1 Policy CS5 of the Blackburn with Darwen Core Strategy sets out the Council's intentions for the location of new housing. The hierarchy of the Policy indicates new housing being directed towards the inner urban area; though at part 2 it suggests that new housing may also take place in accessible locations elsewhere in the urban area. Part 3 indicates that some planned small scale development may occur in rural areas.

3.5.2 The site is identified as being within the Chapeltown village envelope, Policy 6 of the Blackburn with Darwen Local Plan Part 2 indicates that development in rural areas shall be focused in such a location.

3.5.3 Policy CS7 indicates that a full range of housing types will be needed over the life of the Core Strategy. The proposed development of larger family housing is viewed as meeting the specific needs of part (iii) of the Policy as well as the identified housing needs for larger dwellings within the Strategic Housing Market Assessment (SHMA).

3.5.4 The farming use of the site has ceased and the site is redundant. The proposed use of the site is also viewed as being compatible with the prevailing residential character of the area.

3.5.5 Overall, the principle of development is consistent with the Council's Core Strategy and Local Plan Part 2 Policy requirements.

Effect on Heritage Assets

3.5.6 The site is part of the former farmyard to a Grade II listed farmhouse cottage and barn located to the West of the application site, known as Meadowcroft Farm/ 114 High Street, and the barn attached, and is currently an empty parcel of land.

3.5.7 The principle of development on the site has already been granted by the approval of 2 x 4bed residential units at 2 storeys under a slate roof.

3.5.8 The application proposes buildings designed in context to the listed farm cottage and barn and will, subject to a specific planning conditions, be constructed in a suitable stone and slate to ensure the dwellings will be sympathetic to the locality. In addition, the proposal also includes landscaping, and to ensure this is appropriate for the locality and to provide biodiversity mitigation and enhancement, as required by paragraph 170 of the National

Planning Policy Framework, and details of boundary treatments, planning conditions are recommended.

3.5.9 In accordance with the requirements of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, a Heritage Impact Statement accompanies the proposals. This concludes that the harm to the setting of the listed buildings and the character and appearance of the conservation area occurred at the time when the two dwellings, which remain extant on the site, were first approved in 2009.

3.5.10 The proposals are considered to strike a balance between the architectural and historic interest of the heritage asset and that the proposals as set out, provided the material reflect the predominant stone and slate material of the conservation area and designated heritage assets, will not present any further detrimental impact or harm upon the designated heritage assets, in accordance with Local Plan Part 2, Policy 39 and national planning policy and legislation.

Residential Amenity

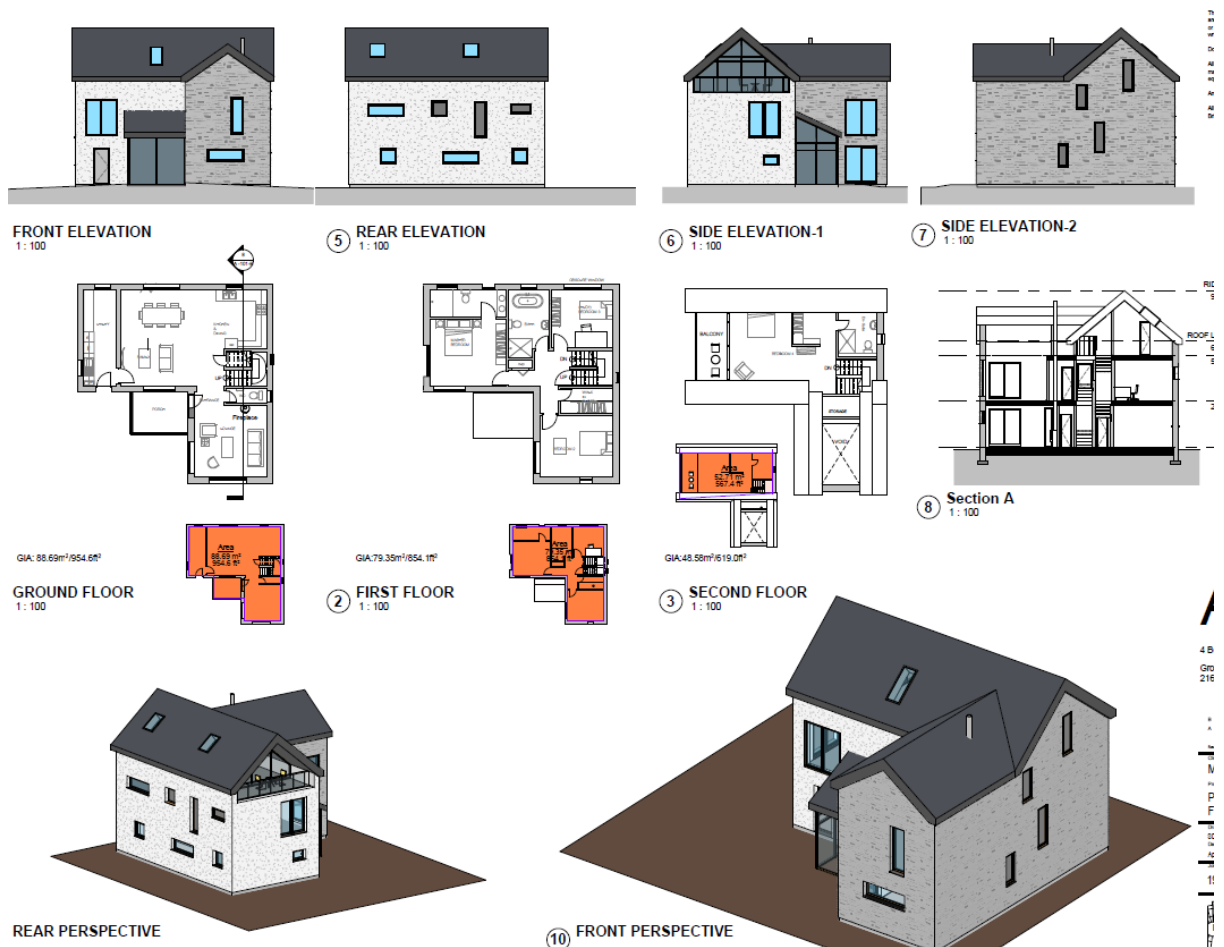
3.5.11 Policy 8 requires development to contribute positively to the overall physical, social, environmental and economic character of the area, as well as securing satisfactory levels of amenity and safety for surrounding uses and for occupants or users of the development itself; with reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, and the relationship between buildings.

3.5.12 The proposals have been carefully assessed by Officers in relation to the proposals impact on all neighbouring properties. It is evident that nearly all of the surrounding neighbours have objected to the proposals, and each plot has been amended to allay residents' concerns and to ensure the proposals have a minimal impact on neighbouring occupiers. Each plot will therefore be discussed in turn as follows:

Plot 1

3.5.13 This plot is proposed as a three storey dwelling. All first floor windows and second floor roof lights on the East facing elevation, are to serve non-habitable rooms, with the exception of a window serving a study/ bedroom.

3.5.14 This bedroom window will be within 13 metres of a first floor habitable room windows at No. 6 Chapel Grange. This does not meet the separation distances within the Council's Residential Design Guide, and thus, to prevent direct overlooking and loss of privacy to the occupants of No. 6 Chapel Grange, the applicants have agreed to obscure glaze this window. This is an acceptable solution. A condition is therefore imposed to require all first floor windows and rooflights on the north facing elevation of this property to be obscure glazed.



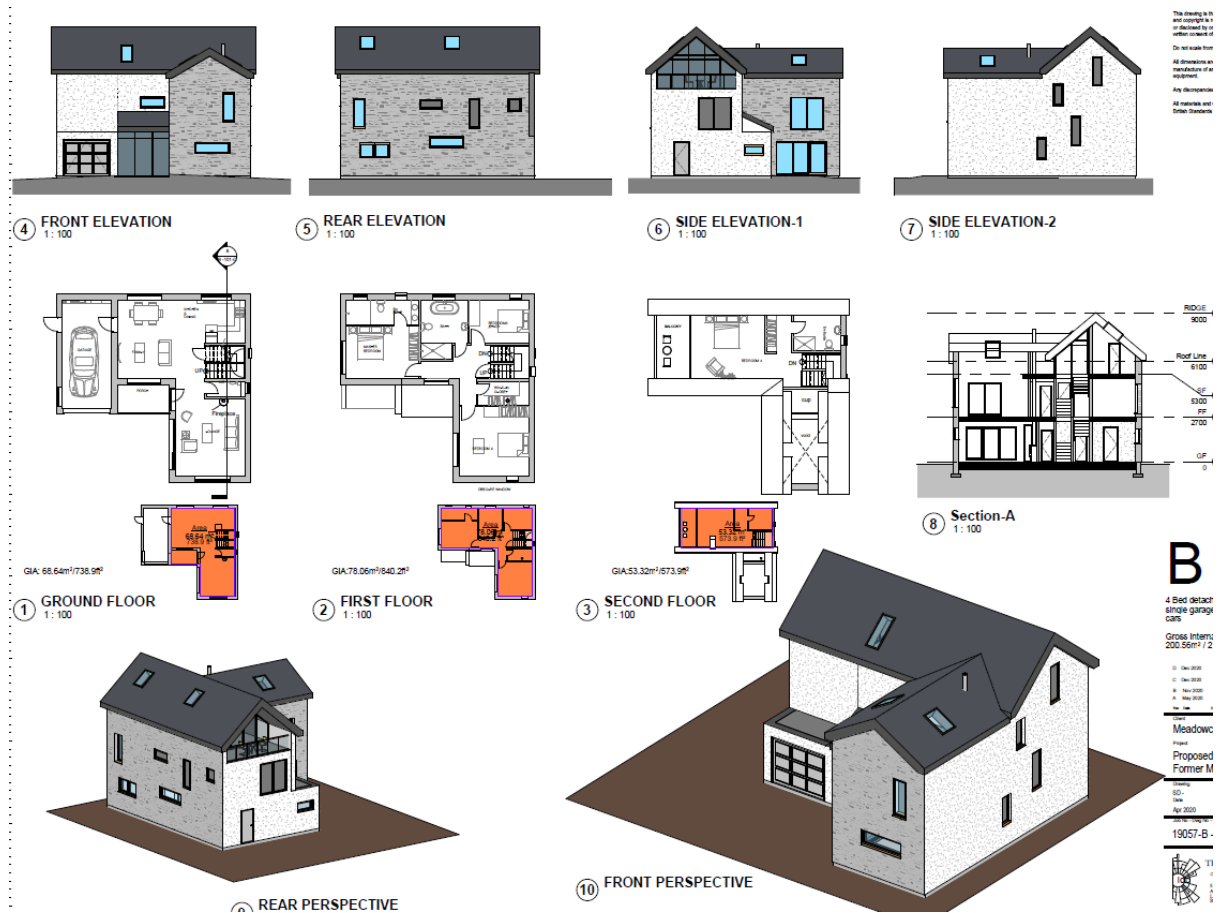
Extract from plans relating to Plot 1 – received 11th November 2020.

- 3.5.15 The proposed enclosed balcony within the roof level will have an outlook towards No. 2 Chapel Grange, however, the separation distances between this property and Plot 1 will be approximately 27 metres and thus accords with the Council's minimum separation distances within RES E5 of the Council's Residential Design Guide SPD. Accordingly, no significant loss of amenity to these occupants will occur.
- 3.5.16 A first floor bedroom window is proposed to the rear facing in the direction of the side garden of No. 126-128 High Street. Plot 1 will therefore affect no habitable room windows of the former Public House.
- 3.5.17 Subject to the recommended obscure glazing condition for the first floor windows and roof lights facing Chapel Grange on Plot 1, this plot is considered to accord with Policy 8 of the Local Plan Part 2.

Plot 2

- 3.5.18 This is proposed as another three-storey property, positioned directly to the rear of Nos. 126-128 High Street and 4 Chapel Grange.

3.5.19 In respect of the impact on No. 126-128 High Street, within the first floor of Plot 2, three windows are proposed on the rear elevation facing towards 126-128 High Street, serving a bathroom, en-suite and study bedroom. A 24 metre separation exists between Plot 2 and the main habitable rooms of 126-128 High Street. In addition, the separation with the properties on Tower Court, and the east facing (side) elevation are between 34 and 38 metres. This distance accords with the Council's adopted separation distances. In addition, the bathroom and ensuite windows will be obscure glazed.



Extract from revised plans relating to Plot 2 – received 11th January 2021.

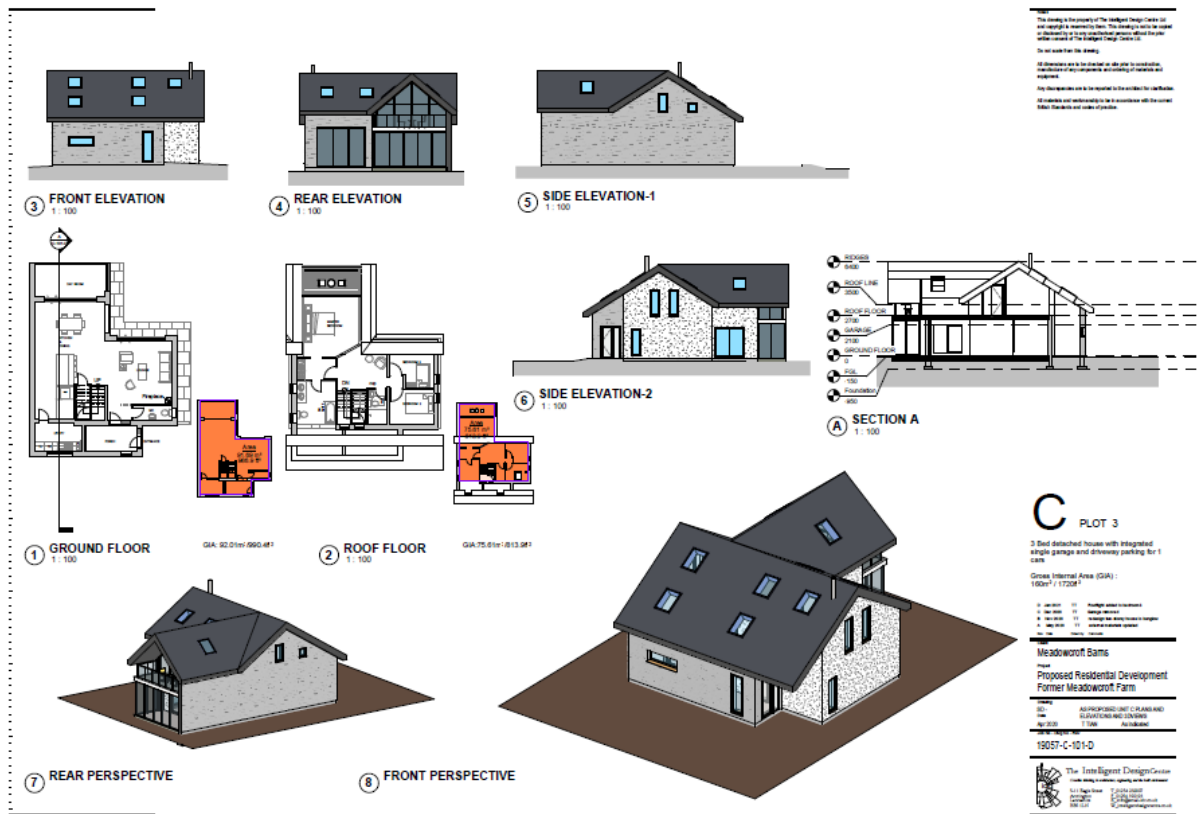
3.5.20 In respect of the windows on the northern elevation, windows serving two bedrooms are proposed.

3.5.21 Due to inconsistencies between the north facing elevation of Plot 2, which proposed a balcony area and Juliette balcony, this Plot has been amended. The window facing Chapel Grange has been removed and relocated in the side elevation, looking towards Plot 4. No loss of privacy to the occupants of No. 6 Chapel Grange will therefore occur.

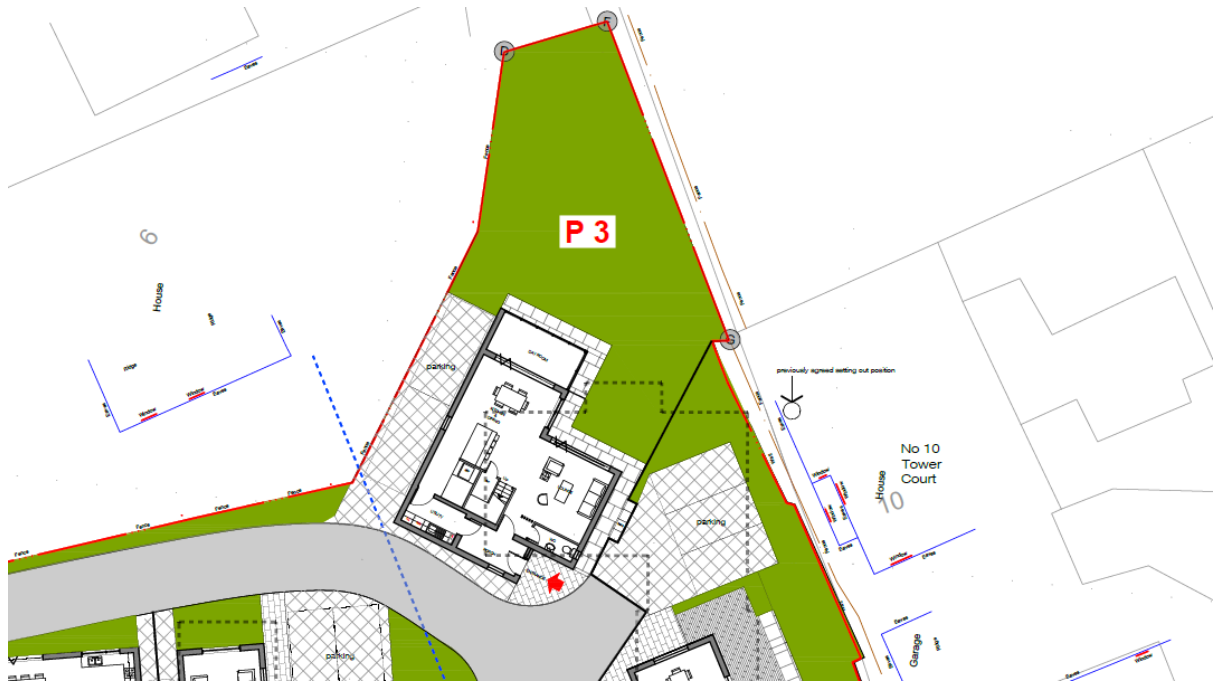
3.5.22 A secondary bedroom window is proposed in the projecting gable of the north facing elevation. Drawing no. 19057-B-101-C indicates that this window is to be obscure glazed to prevent direct overlooking of the bedroom windows at No. 6 Chapel Grange. A condition is therefore recommended to secure this.

Plot 3

3.5.23 Plot 3 is sited towards the corner of the application site between Nos 6 Chapel Grange and 10 Tower Court. The rear of No. 10 Tower Court is predominantly glazed with the bedroom being fully glazed and having a Juliette balcony. The side elevation of No. 6 Chapel Grange has a conservatory at ground floor and a bedroom at first floor.



Extract from revised plans relating to Plot 3 received 21st December 2020.



Extract from Amended Site Plan – Dwg. No. Rev.O, received 27th January 2021:

3.5.24 This plot has been amended during the course of the assessment of the application, and has been reduced from a three storey dwelling to a two storey dwelling with eaves measuring 3.5 metres and the ridge measuring 6.4 metres. The plot has also been moved away from the boundary with No. 6 Chapel Grange and pushed further in to the application site to limit the extent of the proposed dwelling being beyond the rear elevations of 6 Chapel Grange and 10 Tower Court (see extract from amended site plan above).

3.5.25 The proposed dwelling has been orientated between the main outlook from these two properties and whilst both will lose the all-round views currently experienced from the first floor levels of their homes, there are no planning grounds which allow the loss of view to be taken in to account and therefore a refusal could not be substantiated on this basis.

3.5.26 Due to the side-on orientation of the proposed dwelling to the main habitable room windows of No. 6 Chapel Grange and the boundary hedge which exists on the boundary of No. 6 Chapel Grange, only the upper half of the bungalow will be visible (see photograph below). The dwelling has been pushed further in to the site, thereby minimising its impact on the two adjoining neighbours.

3.5.27 It is noted that the occupier of 6 Chapel Grange has advised that the hedge is in his ownership and this could be removed at any time. Taking this in to account, the landscaping and boundary treatment conditions recommended will be used to secure boundary treatment which will ensure there will be no direct overlooking from any rooms towards 6 Chapel Grange.



Case officer site photograph taken: 23rd October 2020 - view of north east corner of the application site, hedge on the left adjacent to No.6 Chapel Grange, and No.10 Tower Court on the right.

3.5.28 The occupiers of No.6 Chapel Grange have expressed concerns regarding the sense of enclosure they would experience when using their rear garden area which are acknowledged (refer to photographs below). However, planning policies unfortunately do not protect external amenity areas, only habitable room windows. As the proposed dwelling will have no direct impact on habitable room windows at No. 6 Chapel Grange, there are no grounds to resist the application on this basis.

3.5.29 The proposed dwelling would be 3 metres away from the boundary of No.6 Chapel Grange, and together with the plot being at an oblique angle to rear elevation of No.6, and with a 6.4m ridge height, the impact towards this property is considered to be acceptable and even lesser so with the revised siting of this plot.



Photograph taken from conservatory at No.6 Chapel Grange looking towards north east corner of application site.



Photograph taken from first floor rear elevation (bedrooms) of No.6 Chapel Grange looking towards north-east corner of the application site and No.10 Tower Court.

3.5.30 Turning to the impact on No. 10 Tower Court, the first floor bedroom window on the front elevation of this property will obliquely look towards the corner of Plot 4.

3.5.31 At ground floor on the side elevation is a store/utility room facing the application site between Plots 3 and 4 (see photograph below). The positioning of Plot 3 however will not cause any undue sense of enclosure to this bedroom.



Case officer site photograph, taken 23rd October 2020 – Gable of No.10 Tower Court, first floor windows on front and gable.

3.5.32 With regards the bedroom served by the first floor window on the gable elevation, this overlooks the application site (see photograph below). The development has been designed so that users of the bedroom can look directly between Plots 3 and 4. The outlook from this bedroom will therefore be retained. It is considered that the siting of these two plots has less of an effect on this bedroom than the extant permission for the two dwellings approved, the outline of which is shown on the submitted Site Plan, the latest revision is shown on Dwg. No. 19057-101-O (refer to paragraph 3.2.5). This is a definite benefit of these proposals. Furthermore, it should be noted during the assessment of the previous application in 2015, the presence of the previous agricultural building that was in situ at the time was taken into consideration. See case officer site photograph below.



Case officer site photograph taken 23rd October 2020 – view of application site taken from the first floor bedroom window on the gable of No.10 Tower Court.



Case officer site photograph taken in November 2015 – showing relationship of previous agricultural building with No.10 Tower Court.

3.5.33 The rear of No. 10 Tower Court is fully glazed and directly overlooks the football field to the south-east of the site (see photograph below). Within the bedroom at first floor of No.10 Tower Court facing the football field, views of Chapel Grange, which encompass the site of Plot 3, are also experienced. As already discussed, loss of a view is unfortunately not a material planning consideration.



Case officer site photograph taken 23rd October 2020: View from private track to the rear of No.8 Chapel Grange looking towards north-east corner of application site (plot 3), and No.10 Tower Court. Football ground to the rear of Tower Court.



Case officer site photograph taken from the open fields looking towards north-east corner of application site - November 2015

3.5.34 The siting of Plot 3 prevents any significant overbearing and oppressive issues to the occupiers of both Nos 6 Chapel Grange and 10 Tower Court. To ensure each of these neighbours do not experience any overlooking given the close proximity of the proposed dwellings, a condition is recommended requiring the first floor windows in the side elevations of Plot 3 to be obscure glazed. It is considered such a condition would offset, at an oblique angle, the separation distance between Plot 3 and No.10 Tower Court i.e. 8 metres between Plot 3 and the blank gable wall, and 12 metres between Plot 3 and the aforementioned utility store room and bedroom window at No.10 Tower Court (see paragraph 3.5.29).

Plot 4

3.5.35 During the course of the application this plot has also been amended from a three storey dwelling to a two-storey style dwelling, similar in design and the height of Plot 3.

3.5.36 Plot 4 is set at an angle to the rear elevation of No.15 Tower Court. Amendments have shown the plot to be moved 0.5m further in to the site towards Plot 2 and lowered in height from 9 metres to the 6.4 metres presented. These amendments achieve a separation distance from the south west corner of Plot 4 to No.15 Tower Court of 13.6m, from the middle of the plot of 13m, and from the nearest south east corner of the plot of 12.8m. Due to the angled relationship of the plot and No.15 Tower Court, and the fact there are no windows on the southern elevation of the plot at first floor level, and an obscure glazed non-habitable window at second floor level, it is considered that any overbearing impact and loss of privacy is reduced.

3.5.37 The second amendment relates to the proposed balcony area. This balcony has been reduced in size to prevent direct overlooking of the first floor bedrooms within No.10 Tower Court.

3.5.38 The final amendment is the extension of the red edge boundary towards an outbuilding/ former agricultural storage building, associated with Meadowcroft Barn, the barn attached to 114 High Street to ensure that that the impact on the occupiers of 9, 11 and 15 Chapel Grange is as minimal as possible. See extract below from amended site plan.

3.5.39 Based on the amendments shown on Drawing No. 19057-D-101-E (see above) the proposals are considered to have an acceptable impact on the occupiers of Nos. 10, 11 and 15 Tower Court, the occupiers of 126-128 High Street and any future occupants of the barn attached to 114 High Street, which has an extant permission to become a dwelling.



Case officer site photograph taken 23rd October 2020 – view towards application site from first floor bedroom of No.15 Tower Court.

3.5.40 The vibration noise and dust impacts of constructing the development, including the removal of the existing concrete bases which exist where agricultural buildings formally stood, will be controlled by a planning condition to ensure that any vibration works will be within acceptable standards. Such a condition is subsequently recommended.

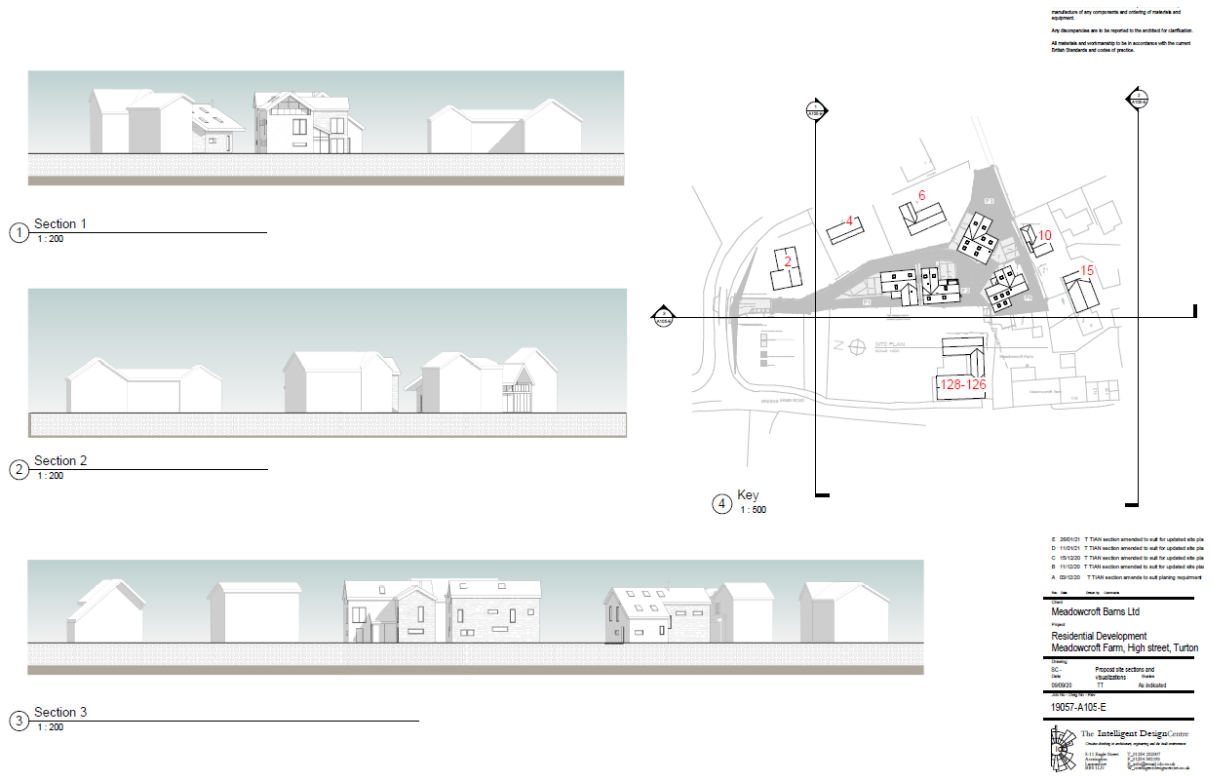
3.5.41 Subject to appropriate planning conditions, the revised proposals are considered to be in accordance with Policy 8 of the Local Plan Part 2.

Design and Visual Amenity

3.5.42 Local Plan Policies 8 and 11 concern themselves with the design of new development with them requiring development to present a good standard of design and will be expected to:

- i) Demonstrate an understanding of the wider context; and
- ii) Make a positive contribution to the local area.

- 3.5.43 Section 12 of the NPPF also seeks to achieve well-designed places stating at paragraph 124; *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 3.5.44 In October 2018, the Government introduced a national design guide emphasising the need for well-designed development.
- 3.5.45 At a local level, the Council’s Residential Design Guide SPD focuses specifically on new residential development, and sets out, amongst other things, separation standards.
- 3.5.46 The amended proposed layout of the residential development provides a considered layout, which provides sufficient space between the proposed dwellings and the dwellings bordering the site, with all dwellings meeting the minimum separation standards set out in the Residential Design Guide SPD, or where obscure glazing of first floor rooms will overcome any substandard distances. In addition, the proposed garden areas to each plot equal at least the ground area of each of the proposed dwellings, this is considered to be acceptable.
- 3.5.47 Subject to suitable materials, the proposed dwellings are considered to form suitably designed additions to the locality and are a modern interpretation of the dwellings constructed on the adjoining cul-de-sacs. The submitted Section drawings indicate that whilst two of the dwellings are to be 9.0 metres at their highest, they will not be significantly higher than the properties surrounding the site and provided the roofing materials is appropriate, are therefore acceptable in this regard. This is emphasised in the submitted and amended “Site Sections and Visualisations drawing” received on the 27th January 2021 (see below):

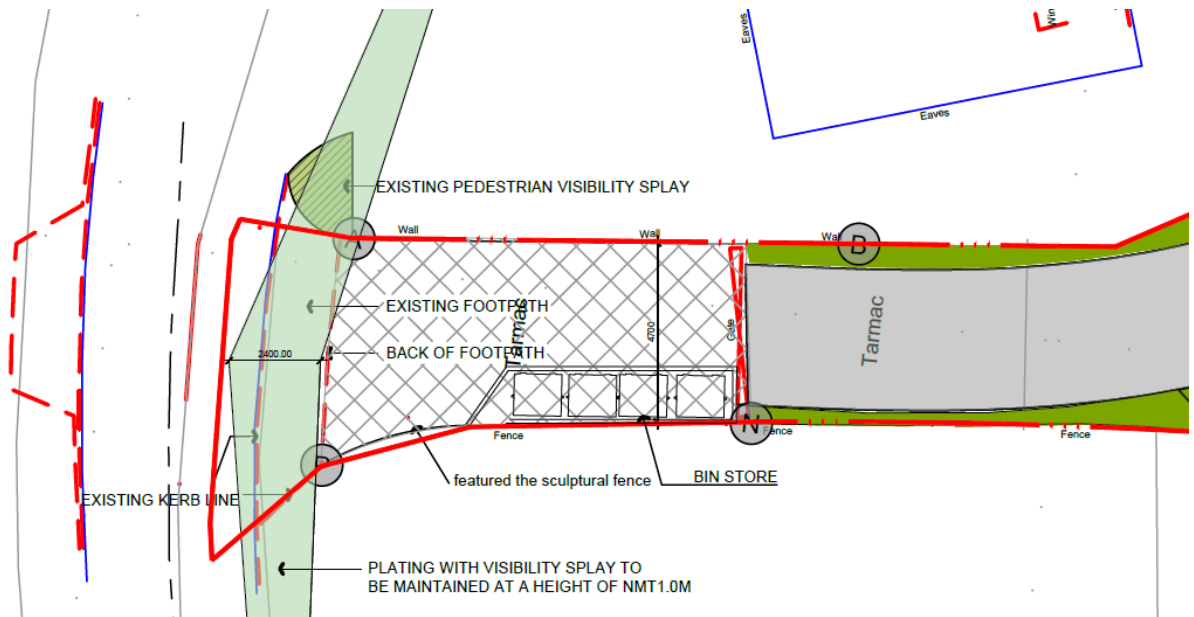


Extract from submitted “Site Sections and Visualisations Drawing” received 27th January 2021.

3.5.48 The proposals contain building forms, that are reflective of existing built form surrounding the site. It is noted, that the representations received all state that render shown on the drawings is not characteristic of the locality. The local planning authority does not disagree with this, and whilst, the properties are to be only partially rendered, it is evident that the majority of the rear elevations of the proposals are to be rendered. Notwithstanding the details on the drawings, where planning conditions can be used to overcome concerns they should be imposed. On this basis, and taking account of the surrounding materials, the sites position in the setting of Grade II listed buildings, and the adjoining Conservation Area, it is recommended that a condition is imposed requiring all elevations facing towards the boundaries of the site be faced in stone to ensure the dwellings reflect the predominant materials of the conservation area and the Grade II listed buildings. Such a condition is therefore included in paragraph 4.1 of this report.

3.5.49 Officers note the concerns of local residents regarding the proposed boundary treatments, particularly those on the shared boundary of the Football Club and No. 10 Tower Court as the Site Plan indicates metal fencing. Notwithstanding the details shown on the submitted Site Plan, further details on the appearance of boundary treatments and landscaping can be controlled via the planning conditions recommended.

3.5.50 The refuse storage for the site is to mainly be in-curtilage, and a bin storage area also proposed on the entrance track to the site. In respect of the latter location, residents have raised concern with this location, however, given the entrance road way lies adjacent to the gable of garage attached to no. 2



Extract from proposed site plan drawing received 27th January 2021.

3.5.54 The proposals include details of the pedestrian and vehicular visibility splays at the entrance to the site and these are considered to be satisfactory. In addition, the set back of the gated access to the site from Chapel Grange. This will ensure vehicles entering the application site will be clear of the access road to Chapel Grange, thereby ensuring the current free-flow of traffic is maintained.

3.5.55 The Highway Authority is also satisfied that subject to the integral garage size of Plot 2 being a minimum of 6m x 3m, and that all dwellings accord with the adopted parking standards of 3 parking spaces (as these are comfortably met in-curtilage) they have no objections to the proposals. To ensure Plot 2 provide off-road parking spaces, a condition is recommended to ensure the garage is used for parking purposes. Subject to this condition, the proposals are deemed to be compliant with the requirements of Local Plan Part 2, Policy 10.

Drainage

3.5.56 Local Plan Part 2 Policy 36 considers the effect of developments on climate change and requires all development to “be located and designed so as to minimise its susceptibility to the predicted effects of climate change over the lifetime of the development.” In making its assessment, the Council will consider, amongst, other things, the developments susceptibility to flooding.

3.5.57 Local Plan Part 2, Policy 9 concerns itself, amongst other things, with the drainage of surface water and states that “Development with the potential to create significant amounts of new surface water run-off will be expected to consider and implement where required, sustainable drainage systems (SuDS) or other options for the management of the surface water at source.”

3.5.58 Paragraph 163 of the National Planning Policy Framework (NPPF) requires that “when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.”

3.5.59 In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy and ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

3.5.60 Previous applications on the site have been accompanied by Foul and Surface Water drainage plans which have previously been approved by the Council’s Drainage Team. Whilst such details do not accompany this application, the Council’s Drainage Team is satisfied that these details can be secured by planning condition prior to any above-ground works commencing in line with the drainage hierarchy identified within the National Planning Practice Guidance. Such a condition is therefore recommended.

3.5.61 United Utilities have also assessed these proposals and they also recommend that the applicant disposes of surface water in accordance with the principles of the drainage hierarchy. The suggested condition will ensure that surface water and foul water are both dealt with adequately. The conditioning of the recommended drainage condition will also help to ensure that the development does not make the surface water drainage issues being experienced by the occupiers of Long Meadow House, Green Arms Road are not made any worse by this development.

3.5.62 A public sewer crosses the site, the route of which is shown on the submitted Site Plan. The proposed new dwellings are not located above or within the easements either side of the sewer and as a result United Utilities have no objections to the proposals.

Contaminated Land

3.5.63 Contaminated Land assessments accompany the proposals. Despite detailed advice on what information is outstanding on the previous applications the Intrusive Site Investigation fails to provide a 600mm clean cover system in all garden areas. The Council’s Contaminated Land Officers advise that without this, future occupants may be at risk from the remnants of contamination associated with the previous farming use and have thus advised that the

Council should thus allow the applicants to address this omission by imposing a planning condition which they can then seek to discharge. Subject to this condition, and one relating to unexpected contamination, the proposal is acceptable and is consistent with Local Plan Part 2, Policies 8 and 9.

Biodiversity

3.5.64 Policy 9 of the Blackburn with Darwen Local Plan Part 2 concerns itself with protecting biodiversity. Paragraph 170 of the National Planning Framework currently requires:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

...

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”

3.5.65 The site consists predominantly of hard standing areas. There were previously several buildings on the site which have since been removed, although their foundations are still visible. A barn which was present during the initial survey of the site in 2015 has since been removed (this was previously identified as having negligible potential for roosting bats).

3.5.66 It has been determined that the site has low ecological value, however to avoid impacting commuting and foraging bats any exterior lighting should be designed in accordance with the Bat Conservation Trust (2018). A condition is thus recommended in this regard.

3.5.67 In the interests of safeguarding any ground nesting birds It is recommended that any vegetation clearance works avoid the bird nesting season (1st March – 31st August inclusive). If it is necessary to carry out works within this period, a nesting bird check should be carried out by a suitably qualified ecologist within 48 hours prior to the commencement of works, and works should only commence if it has been verified that nesting birds are not present. A suitably worded condition is therefore recommended to this effect.

3.5.68 There are no foreseeable impacts of the development proposals upon any other protected or notable species. In the unlikely event that any protected species such as badgers, bats, reptiles or amphibians are identified during works, all works should cease, and a suitable qualified ecologist should be consulted.

3.5.69 In accordance with the NPPF, it is recommended that the ecological value of the site is enhanced. Two bat boxes of type Schwegler 1FF should be erected either on trees or buildings on the site. Bat boxes should be installed by a licensed bat ecologist. These matters will be secured by condition.

Summary and Conclusions

3.5.70 Officers consider that whilst the dwellings proposed remain sizeable, provided all of the conditions recommended are imposed, the dwellings can be successfully accommodated on this vacant site without causing significant harm to the amenity of the surrounding residents, the setting of the Grade II listed buildings at 110-114 High Street and the barn attached, or the character and appearance of the conservation area. It is also considered that provided the materials, landscaping and conditions relating to biodiversity are imposed, the dwellings will successfully integrate in to the village envelope.

4.0 RECOMMENDATION

4.1 APPROVE subject to the following planning conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this permission, the development hereby permitted shall be carried out in accordance with the proposals as detailed on drawings:

19057 – LP-A: Location Plan;

19057- 101- 0: Site Plan, received 21st January 2021

19057-A-101-B: Plot 1: Plans, Elevations and 3D Views

19057-B-101-D: Plot 2: Plans, Elevations and 3D Views;

19057-A 101-D: Plot 3: Plans, Elevations and 3D Views;

19057-D-101-G: Plot 4: Plans, Elevations and 3D Views;

19057-A105-E: Proposed Site Sections and Visualisations;

19057-107-C: Proposed Site Roof Plan

REASON: For the avoidance of doubt and to clarify which plans are relevant to the permission.

3. Demolition, including removal of the existing concrete base(s) of the former agricultural buildings, or construction work shall not begin until a scheme for protecting the surrounding residential premises from noise, vibration and dust from the site during these works has been submitted to and approved in writing by the Local Planning Authority. All

measures which form part of the approved scheme shall be adhered to throughout the period of demolition and/or construction.

REASON: To safeguard the amenity of neighbouring properties by reducing the noise/vibration levels emitted from the site, in accordance with Policy 8 of the Blackburn with Darwen Local Plan Part 2.

4. No above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:
 - i) separate systems for the disposal of foul and surface water;
 - ii) details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer for the 1 in 1 year and 1 in 100 year rainfall events (including an appropriate allowance for climate change), which shall not exceed the pre-development rate;
 - iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
 - iv) evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
 - v) details of flood exceedance routes (both on and off site);
 - vi) details of how surface water will be managed and pollution prevented during the construction phase;
 - vii) a timetable for implementation, including details of any phased delivery; and
 - viii) details of a management and maintenance plan for the drainage system after completion, including any arrangements for adoption by an appropriate public body or statutory undertaker.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings hereby approved are first occupied, and maintained as such thereafter.

REASON: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan Part 2 (2015), and the National Planning Policy Framework.

5. No development shall commence until a Construction Method Statement shall be submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement with associated plan 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 and facilities for public viewing, where appropriate;
- V) Wheel washing facilities;
- VI) Measures to control the emission of dust and dirt during construction;
- VII) A scheme for recycling/disposing of waste resulting from demolition and construction works; and,
- VIII) Measures to safeguard the construction site from crime and disorder.

REASON: In order to avoid the possibility of the public highway being affected by the deposit of mud or loose materials which could create a potential hazard to road users, in order to protect the amenity of the occupiers of the adjacent properties, in order to protect the visual amenities of the locality, and in order to safeguard the site from crime and disorder in accordance with Policies 8, 10 and 11 of the Blackburn with Darwen Borough Local Plan Part 2 (2015) and the National Planning Policy Framework.

6. The proposed hours of construction shall be restricted to: Monday to Friday: 8 a.m. - 6 p.m, Saturdays: 8 a.m. - 1 p.m, and not on Sundays or Bank Holidays.

REASON: To safeguard the amenities of the adjacent residential properties in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2 (2015).

7. Notwithstanding the approved plans and prior to any above ground works commencing of the development hereby approved, samples of all external walling, roofing, windows, doors and drainpipe materials, and their colour to be used in the construction of the building work shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To ensure that the external appearance of the development is satisfactory and sympathetic to the adjoining Chapeltown Conservation Area and the setting of designated heritage assets, in accordance with Policies 8, 11 and 39 of the Blackburn with Darwen Borough Local Plan Part 2 (2015), the Blackburn with Darwen Residential Design Guide Supplementary Planning Document, and the National Planning Policy Framework.

8. Notwithstanding the approved plans, all elevations of the dwellings hereby approved that face towards properties on Chapel Grange, High Street or Tower Court shall be finished in stone, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the development is satisfactory and sympathetic to the adjoining Chapeltown Conservation Area and the setting of designated heritage assets, in accordance with Policies 8, 11 and 39 of the Blackburn with Darwen Borough Local Plan Part 2 (2015), the Blackburn with Darwen Residential Design Guide Supplementary Planning Document and the National Planning Policy Framework.

9. Details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any development at that plot takes place. The development shall thereafter be implemented in accordance with the duly approved details.

REASON: To ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings before any ground works take place to establish site levels in the interests of residential and visual amenity in accordance with the requirements of Policies 8 and 11 of the Blackburn with Darwen Borough Local Plan Part 2 (2015), the Blackburn with Darwen Residential Design Guide Supplementary Planning Document and the National Planning Policy Framework.

10. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan Part 2 (2015) , the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

11. Notwithstanding any details shown on the approved plans and the requirements of condition no. 2 [approved plans] of this permission, within 3 months of development first taking place details of the siting, height, design, materials and finish of boundary treatments for each plot shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the dwelling on that plot is first occupied, and shall be retained as such thereafter.

REASON: In the interests of the security of future occupiers, to ensure adequate levels of privacy between neighbouring dwellings/ buildings and in the interests of visual amenity, in accordance with the requirements of Policies 8 and 11 of the Blackburn with Darwen Local Plan Part 2 (2015).

12. Within three months of development first taking place a hard and soft landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season after the development is substantially completed and the areas that are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure an appropriate mitigatory landscaping scheme that is in the interests of visual amenity, and aims to provide suitable habitat compensation, in accordance with the requirements of policies 8 and 11 of the Blackburn with Darwen Local Plan Part 2 (2015), and the National Planning Policy Framework.

13. Notwithstanding any details contained within the application, a scheme for the installation of any external lighting on the building(s) and the external areas of the site shall be submitted to and approved in writing by the Local Planning Authority before any lighting is installed. The scheme shall include details of the lighting's: (i) position and height on the building(s) and/or site; (ii) spillage, luminance and angle of installation; and (iii) any hoods to be fixed to the lights. Any external lighting shall only be installed in accordance with the duly approved scheme.

REASON: To ensure that any external lighting to be installed at the site does not cause a nuisance to surrounding occupiers or adversely impact commuting and foraging bats, in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan (2015) and the National Planning Policy Framework.

14. All first floor windows shown on the north facing elevation of Plot 1 shall be obscurely glazed to a minimum of level 4 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling hereby approved is first occupied and shall be retained as such thereafter.

REASON: To safeguard the privacy of occupiers of neighbouring dwellings on Chapel Grange and ensure satisfactory levels of amenity,

in accordance with the requirements of Policy 8 of the Blackburn with Darwen Local Plan Part 2 (2015) and the National Planning Policy Framework.

15. All first floor windows and rooflights shown in the north-west and south-east facing elevations of Plot 3 shall be obscurely glazed to a minimum of level 4 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling hereby approved is first occupied and shall be retained as such thereafter.

REASON: To safeguard the privacy of occupiers of 6 Chapel Grange and 10 Tower Court to ensure satisfactory levels of amenity, in accordance with the requirements of Policy 8 of the Blackburn with Darwen Local Plan Part 2 (2015) and the National Planning Policy Framework.

16. Within three months of development first taking place, a scheme for the provision of the bin stores for the dwellings hereby approved, including at the site entrance, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting, size, design and materials of the bin store. The bin store shall be constructed in accordance with the duly approved scheme and made available for use before any of the dwellings hereby approved are first occupied, and retained as such thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse in the interests of the amenity of future occupiers and to ensure the appropriate siting and design of any refuse storage facilities within the site in accordance with the requirements of Policies 8, 11 and 39 of the Blackburn with Darwen Local Plan Part 2.

17. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the new dwelling unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies 8, 11 and 41 of the Blackburn with Darwen Local Plan Part 2.

18. The garage 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 without the submission and grant of a planning permission for that purpose by the local planning authority.

REASON: To ensure adequate off street parking is maintained and thereby avoid hazards caused by on-street parking, and in order to comply with Policy 10 of the Blackburn with Darwen Local Plan Part 2.

19. Visibility splays shall not at any time be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height not greater than 1 metre above the crown level of the adjacent highway.

REASON: To ensure the safe, efficient and convenient movement of all highway users, for the free flow of traffic, in accordance with Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2 (2015).

5.0 PLANNING HISTORY

5.0.1 The table below provides the planning history for the application site:

Application Number	Description of Development	Decision	Date
10/19/0299	Demolition of farm buildings and erection of 2 dwellings with integral garages and associated access	Approved with Conditions	31/05/2019
10/15/1006	Demolition of farm buildings and erection of 2 dwellings with integral garages and associated access	Approved with Conditions	05/04/2016
10/10/0625	Erection of 2 dwellings with integral garages and associated access	Approved with Conditions	14/09/2011
10/05/1320	Demolition of existing Animal Stock buildings and erection of 2 No. Detached Houses with Garages and Home/Work space	Approved with Conditions	22/03/2006

5.0.2 The tables below provide the relevant planning history for the barn attached to 114 High Street:

Barn attached to 114 High Street

Application Number	Description of Development	Decision	Date
10/20/1209	Variation of Condition No.2 (approved drawings) pursuant to application 10/17/1531: 'Conversion of a redundant Shippon into a single dwelling, creation of a curtilage area and erection of a detached garage - amendment to western site boundary (Replace drawing no 17/1184/200D: Proposed Site	Under consideration	

	Plan, rec. 25.07.2018 and update the Location Plan)		
10/19/0172	Discharge of condition nos.3 (Site Meeting/Date Stone); 4 (Building Protection); 5 (Historic Building Record); 6 (Repair of historical roofs); 7 (Repair and modification of historic doors on gable); 8 (Windows schedule); 9 (Replacement 5-bar gate); 10 (Hinged Rooflights); 11 (Ground Floor Surfaces); 13 (Retention of cattle stalls); 15 (Details of services being installed) and 16 (Location of staircase and internal walls) pursuant to Listed Building Consent application 10/18/0010	Split Decision	03/12/2019
10/18/0010	Listed Building Consent for the conversion of a redundant Shippon into a single dwelling, creation of a curtilage area and detached garage.		
10/17/1151	Conversion of a redundant Shippon into a single dwelling, creation of a curtilage area and erection of a detached garage.	Approved with Conditions	26/09/2018

6.0 CONSULTATIONS

- 6.1 Due to the site adjoining the eastern boundary of the Chapeltown Conservation Area and being to the rear of Grade II listed buildings - 110/112 – 114 High Street and the attached barn - the application has been advertised in the Press and by Site Notice, both at the time of the initial application and following receipt of the amendments. The Parish Council, Ward Councillors and 29 neighbouring properties were also consulted by letter both initially and on receipt of the amendments.
- 6.2 17 objections have been received which raise the following concerns:
- Overdevelopment of the site
 - Scale, design and massing unsympathetic to neighbouring properties, neighbouring amenity and the locality
 - Loss of privacy, daylight and sunlight
 - Materials not sympathetic to conservation area and locality
 - Lack of on-site parking
 - Surface water drainage issues
- 6.3 All representations from nearby residents are shown in full in Section 9 of this report for Members to consider.

6.4 Statutory Consultees

BwD Conservation Officer 26th November 2020 –

The application seeks permission for four new detached dwellings. I note that the site has had an approved outline planning application for the erection of two houses with accompanying site layout, plans and elevations.

I have read through the submission documents which includes a D&A Statement which includes a Heritage Statement section (Section 3) and an older letter (dated 11 April 2019) from a Heritage Consultant explaining that it is not considered necessary to do a detailed assessment because of the status of the site and the fact that permission exists for development on the site.

Whilst I don't totally agree with that approach I do accept that because of the previous permission it does not seem necessary to undertake a detailed study. In this respect I am mindful that the submission assessments should be proportionate and be of an appropriate level.

In relation to the proposed scheme whilst I find the design approach produces a more 'clustered' form with the new properties having a varied and broken form I think the approach would benefit in having a more 'organic' appearance. Aesthetically the site would benefit from an agricultural type design approach – taking reference from the agricultural/farm buildings in the area.

However visually whilst Plot 4 will lie close to the boundary and the rear of the designated heritage group the overall impact of this scheme when compared to the previous would likely be no worse. The direct visual impacts of the other plots, on the setting, diminishes with distance with 1 and 3 having minimal impact.

I am however mindful that the development site currently acts as a buffer between the traditional properties which front onto High Street and the more recent Chapel Grange. The previous application, although outline, provided an indicative image of the 2 new dwellings that took inspiration from the barn vernacular which in my view would be more successful here.

Notwithstanding the above from a heritage point of view I agree that given its planning history I cannot assign the site as making a positive contribution to the significance of the listed buildings. Therefore regardless of my comments above the impact of the development upon the setting would likely be negligible. Similarly whilst I feel some improvements could be made to the design concept the harm to the CA from the proposed development, when judged against the previous approved scheme, will be very limited.

In this context I do not feel a heritage objection could be sustained.

If this scheme is to go forward I would suggest that suitable Conditions be applied which ensure high quality facing materials are used i.e. natural facing materials.

Conclusion / recommendation

As I am required to do so, I have given the duty's imposed by s.66 and s.72 of the P(LBCA) Act 1990 considerable weight in my comments.

Whilst I feel improvements could be made on the design approach for the development the current proposal will result in a negligible levels of harm to the contribution made by the site to the significance of Meadowcroft Farm and the special architectural and historic interest of the Chapeltown CA. As such I feel the proposal will meet the statutory test to 'preserve'.

The proposal conforms to the guidance contained in Chapter 16 of the NPPF and Policy 39 of the Local Plan Part 2 and Policy CS17 of the Core Strategy which seek to sustain heritage assets.

BwD Cleansing – No objections

BwD Drainage – No objections, subject to conditions

BwD Highways – No objections, subject to the visibility splays remaining clear perpetuity.

The submission details have been reviewed.

The proposal is for Erection of 4 dwellings with integral garages and associated access road, landscaping and parking.

Parking

The proposal is for 4 dwellings. Each property is a 4bed unit and would therefore require 3 parking spaces each.

The drives attached to each is sufficient to accommodate the required number of spaces.

Garages that are to be provided, should be 3m x 6m.

Access

The access position has been approved under 18/1058.

The width of the access together with the amorphous turning head are below Council standards, and do not adhere to adoptable standards. I am advised that the roads will be privately maintained. This is acknowledged and accepted, however we would advise for ease of movement that they consider a passing place on the internal access road to allow cars to pass one another.

We fully support the setting back of the gates, the distance of 11m is acceptable.

Sightlines have been provided, these are acceptable, subject to the clearance of vegetation on both splays (to no greater than 1.0m in height from road level) being undertaken and retained in perpetuity.

The access would require a dropped kerb crossing; contact is to be made with the Local highway Authority for approval and construction.

To conclude, in principle we would offer no objections, subject to the above being satisfactorily addressed.

Greater Manchester Ecology Unit – No objections subject to a condition requiring biodiversity enhancements

BwD Public Protection – No objections, subject to the standard contamination land conditions being imposed.

BwD – Strategic Housing – No objections

United Utilities – No objections, subject to the Public Sewer running through the site being kept clear of development.

7.0 Contact Officer – Claire Booth, Senior Planner

8.0 Date Prepared - 10th February 2021.

9.0 SUMMARY OF REPRESENTATIONS

9.1 Objection from Cllr Colin Rigby – received 20th & 28th January 2021:

The original planning application was for two houses. This application is now for four houses, one of which is three storey. I think that four is too many for a small enclosed site. The three storey application should be reduced to a regular two storey home. The balcony feature should not be allowed, this provides sight lines into existing homes, the closest being some 18 Ft. from the nearest existing home. Site access for car traffic needs further examination as does the siting of Waste bins.

Chapeltown,s main street is choked up with cars parked on both sides, which reduces the street to a single carriageway. I assume that 4 houses equals 8 cars, yet further unwanted congestion.

There is insufficient detail as regards construction materials, bearing in mind the surrounding property is primarily stone with slate roofs, this should be conditional for the new build.

The roof line has been reduced to eliminate the 3 storey element but is still high enough to allow use of the roof void. There are too many properties for the size of the land, this is Overdevelopment.

9.2 **Below are the representations received since the publication of the main report to the January meeting:**

Mr & Mrs Lavin, 10 Tower Court – received 10th February 2021:

Dear Clare/Gavin

Having seen the updated site plan and the revised details for Plot 4 (dated 27/01/21), we would like to thank you for securing the additional amendments to the plans, namely:

- Moving Plot 3 six metres back into the site
- Reducing the height of Plot 4 from 3 storeys to 2 storeys (reducing the ridge height from 9m to 7.36m)

Both these important amendments go some way to helping to ensure that the amenity of the neighbouring properties is maintained at a reasonable level for which we are very grateful.

There are still some issues, however, with the proposed development. As a result, despite the very welcome amendments that have been made so far, we would like to object on the following grounds:

- **Materials and method of construction** - We have serious concerns about the proposed materials and the potential method of construction. The 'Visuals and materials' document 19057-D-102 was received by BwDBC Planning on the 28/08/2020 and doesn't appear to have been amended since.

The previous Director's report includes the following Planning Condition: "all elevations facing Chapel Grange, High Street or Tower Court shall be finished in stone". This Planning Condition, I must point out in the strongest possible terms, is not specific or detailed enough and needs to be significantly strengthened. It could be argued that the proposed 'natural stone panel

cladding' quoted in the 'Visuals and materials' document would meet this Planning Condition unless it is suitably strengthened. The proposed stone cladding (which doesn't appear to have any mortar/bonding), used alongside the 'white silicone smooth render' would be totally out of character with the surrounding properties and would cause significant harm to the character of the village, the grade II listed building next door and the Chapeltown Conservation Area.

Please can you ensure that there is a much more detailed Planning Condition applied (as discussed with Gavin Prescott on the 20/01/2021) which as a minimum includes the following points:

- The materials and potential modern building techniques should be changed from the proposed stone cladding, white silicone render and synthetic slate, to traditional building materials and techniques in keeping with the character of the village including actual stone/reconstituted stone and mortar and natural slate roofs (the same as the adjacent Chapel Grange and Tower Court developments).
- Traditional building techniques must be used and the colour of the stone/reconstituted stone and mortar must match the surrounding properties.

There was a further Planning Condition in the previous Director's Report that also required the developer to submit plans for the materials to the Planning Department for approval prior to commencing any work, which I hope will still apply.

In the Director's Report the following reasons were given for the Planning Conditions relating to the materials, which again I trust will still apply:

REASON: To ensure that the external appearance of the development is satisfactory and sympathetic to the adjoining Chapeltown Conservation Area and the setting of designated heritage assets, in accordance with Policies 8, 11 and 39 of the Blackburn with Darwen Borough Local Plan Part 2 (2015), the Blackburn with Darwen Residential Design Guide Supplementary Planning Document and the National Planning Policy Framework.

With regards to the proposed materials, the proposal is currently non-compliant with the BwDBC Planning Policy articles detailed below:

RES 1B: Architectural Features and Detailing

In relation to architectural features and detailing, new residential development will be required to meet all of the following criteria:

- i) it is harmonised within the setting of the site both in terms of the colour and texture of materials used;
- ii) the features and detailing used are appropriate to the heritage and setting of the Borough and the local area, and do not introduce alien or incongruous elements;

RES 7A: Materials

In relation to materials, new residential developments will be required to meet all the following criteria:

- i) the materials used are appropriate to the local setting in all respects, including:
 - Type
 - Colour
 - Texture
 - Element size

- **Bonding**

The proposed stone cladding and white silicone render must be rejected as these would definitely be classed as “incongruous elements” and traditional building methods and materials used instead to ensure it is “harmonised within the setting” and doesn’t harm the character of the village.

- **The height of Plots 1 and 2 remain a concern at 9m (3 storeys) high.** This is still not in keeping with the size, mass, bulk and character of the surrounding properties. As such it is non-compliant with BwDBC Policy and in particular the BwDBC requirement: **“Building heights should be in keeping with the scale of development in the surrounding area”**. Plot 1 is approximately 14m away from number 4 Chapel Grange and according to the BwDBC spacing requirements a 3 storey elevation with no habitable windows is required to be 16.5m away (24m away for elevations with habitable windows). A two storey elevation which needs to be 13.5m away would meet these requirements (where there are no habitable windows involved). Please see my 3rd letter of objection dated 20th January 2021 which goes in to great detail explaining why these 3 storey properties (9m high) **are non-compliant with BwDBC Planning Policy**. Nothing has changed with Plots 1 and 2 and so all the points I raised with regard to the proposed height of the properties in my objection letter dated 20th January 2021 still apply and should be taken in to account. Including the following:

BwDBC Policy 11 Design

2. The following aspects of character must be taken into account and reinforced in new developments:

iii) Building shapes, plot and **block sizes, styles, colours and materials** that contribute to the character of streets and use these **to complement local character**;

iv) **Height and building line of the established area**;

3. New development will be required to create an attractive and coherent townscape both within the development itself and by reference to its integration with the wider built environment, and must:

iii) **Respect scale and massing of existing buildings**;

BwDBC requirements also state that any new developments must be: **“ in keeping with the local area both in terms of scale and mass;”**

- **Overdevelopment of the site** – 4 large properties on a site of this size, in this location, is inappropriate and results in a number of compromises being made and is non-compliant with a number of BwDBC planning requirements (please see my previous letter of objection sent on the 20th January 2021 for full details).
- **Non-compliant spacing requirements** - The bedroom window on our north facing elevation (at 10 Tower Court) is 11m from Plot 3 and 10m from Plot 4. In both cases this is non-compliant with the spacing requirements in the BwDBC Policy which require elevations with no habitable windows to be 13.5m away (21m away for elevations with habitable windows).

- **Overlooking bedroom/balcony (Plot 4)** - With Plot 4 moving closer to 10 Tower Court, there is also concern about the balcony of Plot 4 (and the full-length windows on the balcony) overlooking the bedroom on the north elevation of 10 Tower Court. Also the reduction of light in to the ground floor window at front of our house (which is 8m from Plot 4) will also be an issue.
- **Overlooking bedroom/balcony (Plot 2) on first and second floors** - There is also concern about the balcony of Plot 2 (and the full-length windows on the balcony) overlooking the bedroom on the north elevation of 10 Tower Court (as well as overlooking the rooms at the rear of 9, 11 and 15 Tower Court). Because this balcony and full-length windows are on the 3rd storey the impact on the surrounding houses will be considerable. The impact of the balconies of Plot 2 and Plot 4 overlooking the bedroom window on the north elevation of 10 Tower Court would be severe in terms of loss of privacy and overlooking. From our bedroom window it would be like looking out from a fish bowl.
- **Planning Conditions that require amending** - I would like to highlight some issues with the following Planning Conditions from the previous Director's Report that I would be grateful if you could amend accordingly.

Planning condition number 14:

- 14. All first floor windows shown on the north (should this read East?) facing elevation of Plot 1 shall be obscurely glazed to a minimum of level 4 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling hereby approved is first occupied and shall be retained as such thereafter.

Planning condition 15:

- 15. All first floor windows and rooflights shown in the north-west and southeast facing elevations of Plot 3 shall be obscurely glazed to a minimum of level 4 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling hereby approved is first occupied and shall be retained as such thereafter.
- REASON: To safeguard the privacy of occupiers of 6 Chapel Grange and 10 Tower Court to ensure satisfactory levels of amenity, in accordance with the requirements of Policy 8 of the Blackburn with Darwen Local Plan Part 2 (2015) and the National Planning Policy Framework.
- Please note the sections highlighted in yellow above should read north-east and south-west facing elevations.
- Please note in point 15 above that this should apply to ALL windows (including ground floor windows) rather than "All first floor windows", as discussed with Clare Booth on the 20th January 2021.
- I would request that Planning Condition 15 be amended along the following lines:

15. All windows (both ground floor and first floor) and roof lights shown in the north-east and south-west facing elevations of Plot 3 shall be obscurely glazed to a minimum of level 4 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before the dwelling hereby approved is first occupied and shall be retained as such thereafter.

REASON: To safeguard the privacy of occupiers of 6 Chapel Grange and 10 Tower Court to ensure satisfactory levels of amenity, in accordance with the requirements of Policy 8 of the Blackburn with Darwen Local Plan Part 2 (2015) and the National Planning Policy Framework.

In summary, we would like to thank you for securing the amendments to move Plot 3 six metres back into the site and the lowering of Plot 4 from 3 storeys to 2 storeys, however, we would also request that the following points are addressed as a matter of urgency:

1. Height of Plots 1 and 2 to be reduced to 2 storeys (as has been done for Plot 4) – with regards to the current proposal, the height, mass, bulk and overdevelopment of the site, is not in keeping with the surrounding properties and the character of the village.
2. The balconies and full-length windows on the first and second floors of Plot 2 and 4 to be removed - due to the loss of privacy and serious overlooking to our bedroom window on the north elevation of 10 Tower Court).
3. The Planning Conditions regarding the materials to be strengthened to ensure that traditional building materials and methods are used including, stone/reconstitute stone and mortar and natural slate roofs - matching the Chapel Grange and Tower Court developments (not the proposed stone panel cladding and white silicone render).
4. Reduce the number of plots on the site from 4 in order to avoid overdevelopment of the site/cramming, allowing the plots to be moved away from boundaries and neighbouring properties, and to allow space for appropriate landscaping and parking (there is already significant issues regarding parking on the High Street in Chapeltown and the limited space available for parking / any overflow parking from this development would place additional strain on parking on High Street). This could be easily achieved by removing Plot 2 from the proposal and moving Plot 4 further into the site away from Tower Court.
5. All windows (both ground floor and first floor) on the north-east and south-west elevations of plot 3 are removed or obscurely glazed (level4).

We would be very happy to discuss any of the issues raised above in more detail and would encourage you to visit the site again to discuss our concerns.

We strongly request that you seek further amendments to these proposals taking in to account the points raised above.

Regards

Andy and Sandra Lavin

Chas King, 9 Tower Court, received 9th February 2021:

Hi Claire,

I would like to thank you for securing the changes to Plot 4 and Reducing the height of Plot 4 from 3 storeys to 2 storeys (reducing the ridge height from 9m to 7.36m)
I wish to make you aware of a number of strong objections that I have with regard to the proposed development of properties on land at the rear of Meadowcroft Farm, 114 High St, Chapeltown , application number referenced above.

As an immediate neighbour to the site of the proposed development, I am of the view that the proposed development and in particular plot 2 and 4 will have a serious impact on the area and my standard of living. My specific objections are the proposed

development does not meet Blackburn with Darwen Planning Policy HD1 and H4 and associated guidance including but not limited to the following

- 1) Plot 1 and 2 - too high - they overshadow adjacent buildings and Plot 2 represents a significant invasion of privacy to me and my neighbours - see my e-mail to you 21st January, 18th and 11th January and attached photo with Plot 2 illustrated on it. The buildings should be reduced in height as done for Plot 4
- 2) Plot 2 - balcony (2nd floor) and large windows (1st and 2nd floor) look directly into my house and back garden - see my e-mail 21st January, 18th and 11th January and attached photo - this represents an unacceptable invasion of privacy - these features must be removed and the building reduced in height - as done for Plot 4.
- 3) Plot 4 - large windows (stair well ?) in rear elevation look directly into my back garden and my private sitting area - see my e-mail 18th January and 11th January. These windows must be removed. Where any small window is provided this should be fixed and obscured so it can't be seen through or opened.
- 4) Too many house on such a small plot - see my e-mail 11th January
- 5) Materials should be natural stone and slate - see e-mails 18th and 11th January. The proposed 'stone effect' cladding, 'white silicon render' and synthetic slate will be totally out of character to the surrounding area which I understand to be a Conservation Area and have designated heritage assets

Reduce number of houses, their height and fully respect the privacy of the surrounding houses.

Specific reasoning based on your own policy and guidelines set out below the photo

1. Detrimental impact upon residential amenities

RES1A - In relation to overall appearance, new residential development will be required to meet all of the following criteria:

- i) it is in keeping with the local area both in terms of scale and mass;
- ii) is appropriate to the form and function of the building; and
- iii) the design of the building complements existing features.

RES 2B: Building Heights

The building heights of new residential developments must relate to the form and proportion of the surrounding buildings and reflect the relative importance of the street. I believe that the proposed development is a direct contravention of Blackburn with Darwen's policies and guidance. It does not respect local context, in particular, the scale and proportions of surrounding buildings.

The proposed Plots 1 and in particular Plot 2 are very tall buildings (9m above ground level based on the drawings) in comparison to the adjacent buildings. I've attached a photograph showing the estimated height of Plot 2 in comparison the adjacent buildings.

Furthermore the massing of Plots 1, 2 and 4 is out of proportion with the neighbouring properties so the scale and design of the development will be entirely out of keeping with the local area.

These houses should be two storey in keeping with the surrounding area with roof lines no higher than any of the surrounding buildings and set back from boundaries and adjacent buildings in accordance with Blackburn with Darwen's policies and guidance.

As presented the proposal would demonstrably harm the amenities enjoyed by local residents

All building heights should be reduced and the buildings made two storey as per adjacent buildings and already implemented for Plot 4.

2. Need to avoid town cramming / overdevelopment of the site

RES 2A: Fronts, Backs, Sides & Boundaries

In relation to fronts, backs, sides and boundaries of properties, new residential developments will be required to meet all of the following criteria:

i) properties exhibit a relationship to the street by virtue of the layout of doors and windows, boundary treatments and entrances to their curtilage;

v) spaces to the rear of properties are private;

In addition in determining applications for residential infill development, Blackburn with Darwen must take into account the form, size and character of adjoining development. For the reasons set out under Point 1 the proposed location (approx 4 m from boundary), height (9m to roof line), massing (20m wide) of the dwellings on Plot 1, and in particular Plots 2 coupled with the close proximity of the buildings to each other and the surrounding existing building will adversely affect the amenities of both the residents of the proposed dwellings and existing residential property. There should be sufficient space between old and new buildings to maintain the amenity and privacy of adjoining houses.

I believe that the proposed development is a direct contravention of Blackburn with Darwen's policies and guidance. The proposed dwelling would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low density area. The applicant states that the proposed dwelling would have a large garden, but the nature and orientation of the plot means that the garden would actually be very small for dwellings of this size (see point 1). The proposal allows very little space for landscaping and I believe that it would lead to gross over-development of the site. The proposed development would not result in a benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space and does not provide private rear space at the rear of Plot 1,2 and 4 (as required by RES 2A)

As presented the proposal would demonstrably harm both the occupiers of the development and the amenities enjoyed by local residents in particular represents a significant overdevelopment of the site.

Ideally the number of buildings should be reduced to 2 or 3 as per previous planning proposals

Plot 1 and Plot 2 should be reduced in height to two stories and the balcony / large windows at 1st and 2nd floor of Plot 2 removed.

3. Overlooking / privacy

The proposed site of development, and in particular Plot 2 and 4, is at such an angle that the primary amenity area of my garden, a raised terrace with seating, would be severely overlooked from Plot 2 and 4 of the new development, resulting in a serious invasion of our privacy. Furthermore it would appear the rear windows of Plot 2, which has a balcony / full height window at 2nd floor (roof level) and a full height window at 1st floor level would look directly into my house. I've taken a photograph which is attached showing Plot 2 looking into my garden and rear of my house.

Plot 4 has large windows in the rear elevation and roof lights which directly overlook my garden and sitting area.



I believe that the proposed development is a direct contravention of Blackburn with Darwen's planning policy and guidance. The design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that the proposed development would have a dominating impact on me and my right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

In the case of *Britton vs SOS* the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

The height of the building should be reduced and the windows and balcony in Plot 2 (1st and 2nd floor) should be removed (as I understand per previous proposals) and the windows overlooking my garden in plot 4 should be removed.

4. Architectural Features, Materials, Roofs and boundaries

RES 1B: Architectural Features and Detailing

In relation to architectural features and detailing, new residential development will be required to meet all of the following criteria:

- i) it is harmonised within the setting of the site both in terms of the colour and texture of materials used;
- ii) the features and detailing used are appropriate to the heritage and setting of the Borough and the local area, and do not introduce alien or incongruous elements

RES 2E New residential development must incorporate a roof design which is sympathetic to the existing context of the area. In assessing this, the Council will pay particular attention to the following:

- Roof form
- Materials;
- Slope and height of pitch;
- Orientation of pitch;
- Continuity of roofline; and
- The use of features interrupting the roofline including dormers and chimneys / flues.

RES 7A: Materials

In relation to materials, new residential developments will be required to meet all the following criteria:

i) the materials used area appropriate to the local setting in all respects including

- Type
- Colour
- Texture
- Element size
- Bonding

ii) the materials used are durable and of high quality, in order to create a development that has longevity and minimise maintenance requirements; and

iii) Wherever practical, the Council will encourage the use of materials that are sourced locally.

I understand these very large buildings are proposed to have 'stone effect' cladding, 'white silicon render', synthetic slate and metallic fencing which will be totally out of character to the surrounding area which I understand to be a Conservation Area and have designated heritage assets. The proposals are clearly not sympathetic with the local area or meet Blackburn with Darwen's Policy and guidance

Materials should be natural stone and natural slate. The white elements should be removed or face into the development so they are not visible to surrounding area. The buildings should be in keeping with Chapeltown

Please don't allow the developer to repeat of the incongruous white 'huf houses' built on station road which are generally regarded by residents as totally out of character with Chapeltown.

5. Inadequate parking and access

I believe that the proposed development does not provide sufficient parking space for the size of the dwellings to meet the requirements of the Blackburn with Darwen Planning Guidance. In addition to this, there is already intense on-street parking pressure on Chapeltown High Street and believe the proposed additional parking pressure as a result of the inadequate parking provision will damage both highway safety and residential amenity.

Again this re-inforces the need to reduce the number of plots and impact on the village

6. Non-compliance with Government guidance

Government Planning Policy Statement PPS1, Paragraphs 17 – 19: The Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to most valued townscapes and landscapes, wildlife habitats and natural resources.

Government Planning Policy Statement PPS3: Housing, Paragraphs 13-14: Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. LPAs should encourage development that creates places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.

I believe the proposal to contravene this guidance as it is to the detriment of the quality, character and amenity value of the area, as outlined in the points above.

This reinforces the need for the development to be sympathetic with the adjacent village - reduce the number of plots, height of the buildings and use natural materials in keeping with a Lancashire village

7. Impact of construction work

I would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. The proposed site of development is very small and contained, with no road frontage, so would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours.

In summary as presented the proposal would demonstrably harm the amenities enjoyed by local residents, represents a significant overdevelopment of the site, significantly impacts my privacy and both the occupiers and existing residents right to enjoy a quiet and safe residential environment, exacerbates a significant existing parking issue in the High St, and does not represent an improvement in terms of environment or valuable green space.

I would be grateful if the council would take my objections into consideration when deciding this application. I would welcome the opportunity to meet with a representative of the planning department at our home to illustrate my objections at first hand.

Yours sincerely

Mark Hanson, address unknown – received 9th February 2021:

Hi

I'd like to register my objections to the proposed development of four dwellings on the land to the rear of meadowcroft farm.

1. Construction materials inconsistent with area. I don't believe the proposed construction materials are in keeping with the area. All other properties in the village and it was a restriction placed when Chapel Grange was developed that all properties should be of stone construction. A white render with an odd stone tile wall does not meet this criteria. any proposed dwelling should be of stone construction also.
2. Access to the site is inadequate and dangerous. The potential traffic coming onto Chapel Grange will be a risk as the section of the close between green arms road and the proposed site entrance is often obstructed with parked vehicles. With a potential further 8 cars (2 per household) joining the close and traffic entering and leaving there is a high degree of an accident occurring. It would make far more sense for the access to be onto chapel town high street.
3. The height of the proposed dwellings overshadows the surrounding properties on chapel grange and tower court and will look directly over several properties. As these have roof lights which overlook the bedroom windows on these properties i believe this is an invasion of privacy.
4. The proposed use of the entrance to chapel grange as being the drop off point for bins would be unsightly and may lead to an increase in the rat population of which there have been problems in the past.
5. The intent to tap into the drainage systems for chapel grange may lead to issues for chapel grange residents if this work is not done properly (see related point at end) or the new properties experience any issues.
6. Where will potential visitors park? There is insufficient parking on the proposed development which will undoubtedly result in visitors parking on the chapel grange development making getting on and off the close even more difficult.
7. As a final point, the developer is responsible for the work on meadowcroft farm which has been derelict now for over two years, the roof has been stripped and not replaced, scaffolding has been erected, is a danger in itself as it blocks the only pathway and many walkers come through the village. Bins for the cottage next door are now visible which should not be the case but they have not provided access to move the bins from the rear. This does not inspire confidence in the quality of work carried out by the developer,

Regards

MarkAHanson

Ian and Janet Ormrod, 5 Chapel Grange – received 8th February 2021:

Dear Sir,

Re.: Erection of four dwellings on land to rear of Meadowcroft Farm, 114 High Street, Chapeltown,
Bolton BL70EX

Once again, I write in connection with our continuing concerns which remain outstanding from previous letters.

They are as follows;

1. The revised positioning of Plot 3 adjacent to Chapel Grange still does not meet the separation distances stipulated within the Council's Residential Design Guide. It has been moved away from the boundary adjoining Tower Court but remains the same distance from the boundary with 6 Chapel Grange. This is not acceptable.
2. The agreement to use obscured glass in 'overlooking' windows is not an acceptable compromise and not sufficient reason to disregard the Council's own guidelines.
3. The white rendered finish of certain inward facing aspects of the houses, visible from Chapel Grange, is not in keeping with the natural stone finish of properties in the village. All aspects of the properties should be finished in stone and not white render.
4. Vehicles emerging from the development represent a danger to vehicles exiting Chapel Grange and also pedestrians (adults and school children), as the road crosses an existing footpath with limited mutual visibility for either driver or pedestrian – there has still been no obvious movement on this important issue in revised plans to date. Please consider this point carefully.
5. The provision of a bin store at the entrance to the development is not in keeping with surrounding developments. All houses in the immediate area accommodate waste bins within the confines of their property boundaries and this development should be no different. Quite apart from the adverse visual impact, resultant noise from regular resident access to dispose of waste and potential malodour during Summer months will impact on neighbouring properties.
6. The development will put additional pressure on informal / illegal overflow parking on the pavements / grass verges opposite the proposed entrance to the development. Presently, this causes access problems for deliveries and refuse collections and needs to be addressed by the Council as part of any sign off. i.e. a bad situation will be made worse for all residents.

Thank you, more in hope than anticipation of your consideration.

Ian Ormrod / Janet Ormrod

Mr & Mrs Glover, 10 Chapel Grange – received 8th February 2021:

Dear Claire,

Thank you for your letter dated 27th January 2021 containing news of more minor amendments.

All of our concerns have been raised in our previous three e-mails dated the 23rd October 2020, 6th January 2021 and the 19th January 2021.

None of the replies have addressed any of our concerns, namely:-

- **The position of Plot 1 has not changed.**
- **The light reduction in our house as a result of the position of Plot 1 has not changed.**
- **The exterior finish of the houses has not changed.**

There are too many houses planned for this small area to enable flexibility in meeting any of the concerns and objections of us and our neighbours.

We would like to request that the Planning & Highways Committee show due diligence and empathy whilst respecting all of the residents' concerns and the appearance of the Village of

Chapelton when making the final decision for the rejection /approval of this additional planning permission. Hopefully this will not be a “rubber stamp” exercise in favour of a builder who appears to be trying to maximise profit at the expense of community and urban wellbeing.

We note that you confirmed us in your e-mail dated 21st January 2021 that: *I will be reviewing your representation regarding Plot 1 before any revised proposals are presented to Planning and Highways Committee.*

In addition we also note that there have been many other objections from affected residents to this additional planning application.

Neil Page, 6 Chapel Grange – received 1st February 2021:

Hi Gavin

I have now received the new planning application and reviewed over the weekend.

Whilst the amendments are certainly welcomed, I would reiterate once again that these are being made against the initial plans, which all parties have agreed were outrageous. I do also have some further comments and questions which hopefully you can address :

Plot 3

- It is difficult to understand from the plans how much further back into the site Plot 3 has been moved. When we spoke last week you mentioned it was going to be at least 6 meters – could you please confirm ?
- In order to make the above change and retain the application for 4 dwellings, the plans now show carparking for two vehicles between my border fence and Plot 3. I’m not sure how this is going to work in reality for any resident of Plot 3 as both cars will often need to be moved in order to gain access to the second vehicle ? The close proximity to my boundary fence will also mean that both cars will have to carry out several manoeuvres to leave the property. This will cause unnecessary noise and disruption.
- Could you also please advise of the size of the gap which has been created for the parking of the two vehicles ?

Plots 1 and 2

- Both Plots have been retained as 3 storey buildings. As previously pointed out, this is not consistent with BwDBC requirements: Building heights should be in keeping with the scale of development in the surrounding area.

Application for 4 dwellings

- Again, even with the proposed changes, the development of 4 houses within such a small site will result in excessive scale and mass cramming. This is evident by the way in which the plans are being re-drawn with ridiculous access to each of the houses. Any visiting vehicle entering the site once the development has finished will encounter severe difficulties for both parking and manoeuvring.

Proposed materials

- The stone cladding and white silicone panels has still not been addressed. The proposed dwellings will look completely out of character with the rest of the village and is not in line with BwD Planning policy used on previous builds – including that of Chapel Grange.

Bin storage

- The proposal to create bin storage at the entrance to the site will be a major eye sore to anyone approaching the Chapel Grange estate. There could also be a problem with smells and rats if not properly maintained.

As previously stated, the proposal for 4 dwellings on this extremely small site will completely change the village aspect. Access to the site entrance is already hampered by the parking of visitor cars and the additional proposed houses will only add to that issue and ultimately lead to an unavoidable accident.

Before any decision is made, I would ask that you visit the site at weekends to understand just how much of a problem the additional parking has become.

One last thing, as you know my elderly neighbour at No 4 (John Bellinghall) does not have access to email and has been ill recently. He has therefore asked me to convey his concerns to yourself and request that you speak with him directly via telephone so that he can elaborate his views in person.

Ian Ormrod, 5 Chapel Grange – received 20th January 2021:

Dear Sir,

Re.: Erection of four dwellings on land to rear of Meadowcroft Farm, 114 High Street, Chapeltown, Bolton BL70EX

I have a number of continuing concerns which remain outstanding from previous letters.
They are as follows;

1. The Directors Report refers to access via an existing track located adjacent to no.3 Chapel Grange. I believe that this is incorrect.
2. The provision of a bin store at the entrance to the development is not in keeping with surrounding developments. All houses in the immediate area accommodate waste bins within the confines of their property boundaries and this development should be no different. Quite apart from the adverse visual impact, resultant noise from regular resident access to dispose of waste and potential malodour will impact on neighbouring properties.
3. The revised positioning of Plot 3 adjacent to 6 Chapel Grange (not Plot 1 as in the Directors Report) still does **not** meet the separation distances within the Council's Residential Design Guide. The agreement to use obscured glass is **not** an acceptable compromise and **not** sufficient reason to disregard the Council's own distancing guidelines.
4. The white rendered finish of certain aspects of the houses is not in keeping with the natural stone finish of properties in the village. **All** aspects of the properties should be finished in stone and **not** white render.
5. The development will put additional pressure on informal / illegal overflow parking on the pavements / grass verges opposite the proposed entrance to the development. Presently, this causes access problems for deliveries and refuse collections and needs to be addressed by the Council as part of any sign off. i.e. a bad situation will be made worse for **all** residents.
6. Vehicles emerging from the development represent a danger to vehicles exiting Chapel Grange and also pedestrians (adults and school children), as the road crosses an existing footpath with limited mutual visibility for either driver or pedestrian – **there has been no obvious movement on this important issue** in revised plans to date.

Thank you in anticipation of your consideration.

Neil Page, 6 Chapel Grange, received 20th January 2021:

I wanted to write to you directly to outline my anger and frustration regarding the above planning application, and the way it is apparently being pushed through with total disregard for all the existing surrounding properties. There have been objections against the planning application from every single affected property in the village and yet the recommendation from your senior planning officer is to favour the views of the one applicant and permit this overcrowded development.

I did actually leave a message for you yesterday to speak in person but as yet I have not received a response.

You may remember that you were directly involved in the previous planning application for this site several years ago. The main outputs of that review were :

- Rejection of the initial request for 3 houses in favour of only two as the site was deemed to be too small. Parking, traffic, lack of light and overcrowding etc would be a major impact
- Construction of the houses would have to be made out of natural stone to blend in and compliment with the rest of the village

- The Plot between 6 Chapel Grange and 10 Tower Court was significantly amended from the proposal ie:
 - o The dwelling was re-sited 1.7M back into the plot to safeguard the amenities of existing houses. It would not project any further than 10 Tower Court's rear extension.
 - o Proposed French doors and bay windows were removed in order to retain at least 45 degree angle of clear vision from all of my principal windows
 - o Side bedroom windows were removed to provide privacy over the existing properties.

This new application contravenes every single one of these decisions made by your planning department and I am at a loss to understand the rationale of this latest proposed recommendation. From my understanding, I don't believe that the limited access to the site has changed or indeed if the plot has increased in size over the years to warrant such a change of direction in council thinking ??

Whilst I and others accept that the developer has made improvements to the initial application, it is nothing more than "marking his own homework". The first application was so outrageous (eg: Plot 3 was sited 1 foot away from my boundary fence and was over 9 meters high), any amendment could be judged as an improvement.

I am also extremely annoyed that conversations with your planning officer at my house regarding my objections have not only been ignored in the council report, but have actually been used to support the developer's application ie:

I advised Claire that I had reluctantly allowed my conifers to grow to a height of 3 metres over the years to protect us from any construction work that may take place following the initial approved planning application. Each year we had wanted to cut them down to a reasonable height as they had a detrimental impact on the light in my garden. However, our decision was to wait until the development had been completed.

Claire acknowledged this and after measuring the height of the confers even commented on how much the proposed house would tower over the existing boundary. However, I now find that in the planning report that the "sense of enclosure" and "significant overbearing" is deemed acceptable because the house will only be seen above my 3 meter boundary ! So what if I chop my conifers down this weekend to the height of the 5 foot boundary fence ??

I'm not going to reiterate all of the other objections as these have been eloquently articulated by many of the other households and are included within the council planning report. However, I would like to make one additional comment and that is that we know as residents that both the local councillors (Colin and Jean Rigby) and the Parish council have also submitted objections to this proposed development and yet their voices do not appear to be registered within the report? I would ask that this is urgently looked into prior to the Planning Meeting on the 21st .

More than happy to discuss the above in more detail on a call if you so wish.

Chas King, 9 Tower Court – received 18th January 2021:

Hi Claire,

The proposed plans do not address the significant concerns I raised.

As noted previously there has been no change to the height (still 9m) and / massing of the buildings which present a significant over-development of the site and significantly overlook my garden, my main sitting area and the rear of my property.

Plot 4 - drawing 19057-101-L and 19057-D-101-E

- 1) There has been no discernible change in the distance from the rear of the house to my house. I believe looking at the Plot plan there is scope to move Plot 4 further into the development providing the future owners a larger rear garden and reducing the impact on me and my neighbours.
- 2) The windows to the stair well appear to be full height and directly overlooked my back-garden therefore do not address the overlooking issue I raised with you. These windows should be deleted.
- 3) The bathroom windows on the RHS of the proposed stair well windows should be opaque so they cannot be seen through.
- 4) Please confirm the elevation facing my house will be stone.

Plot 2 - drawing 19057-B-101-D

- 1) The elevation facing directly into my house appears to have a full height window / balcony in the roof space and a full height window on the first floor. This does not address my concerns re overlooking (its actually worse !). Both of these windows / balconies should be deleted from the proposals for the reasons set out in my previous comments.
- 2) Please confirm the elevation facing my property will be stone.

Fencing - please can further detail, of the height and location of the fencing facing my property be provided.

General - I notice that in both cases the houses have chimneys. For environmental reasons they should not have wood burner / solid fuel burners.

I understand from my neighbour the planning department is supportive of this development.

I would appreciate a discussion with you urgently about this.

Thanks

Chas

Mr & Mrs Lavin, 10 Tower Court – received 20th January 2021:

Dear Claire/Gavin

In addition to my letter dated 06/01/21 all the points of which still apply, I am writing to you with further concerns that I would like you to address.

All the full length windows on the SW elevation of Plot 3 are 11m from the living room and bedroom windows at the rear of 10 Tower Court (at around 30 degrees off the perpendicular).

These are all habitable rooms and so the following BwDBC spacing requirements apply.

BwDBC Requirements RES 2G: Space Standards state that:

"1. For single and two storey dwellings, a separation of no less than 21 metres shall be maintained between facing windows of habitable rooms."

The 11m spacing that is currently proposed clearly falls well short of the BwDBC spacing requirements of 21m, even once the angle from our window has been considered.

We/they would be looking at each other directly through full length windows from living room to living room (through our railings along our rear boundary) and directly from full length window to full length window between their living room and our bedroom.

Consequently we would request that all the full length windows on the SW elevation of Plot 3 are removed from the plan.

Currently Plot 3 does not meet the BwDBC spacing/privacy requirements.

Height/bulk/massing of plots 1, 2 and 4

I was surprised and shocked to read the Director's Report for the Planning Committee meeting.

I fully expected the Planning Department to have recommended that the height of Plots 1, 2 and 4 be reduced to normal two storey height from the current 3 store/9m height.

I am extremely disappointed that this is not the case and I would like to object in the strongest possible terms to the plans to have 3 storey/9m high houses on this site.

This fails to comply with the following BwDBC Policy: "Building heights should be in keeping with the scale of development in the surrounding area"

Overdevelopment of the site

Again I was shocked to see that the Director's Report failed to address this objection that has been raised by all the neighbours.

I fully expected the Planning Department to recommend that the number of properties on this site be reduced from four, which as it stands represents cramming for commercial gain without paying due regard to BwDBC Policy and the impact on neighbouring properties and the character of the village.

Again, this would be non-policy compliant as the BwDBC requirements state that any new developments must be: "in keeping with the local area both in terms of scale and mass;"

According to BwDBC Policy RES1C: Context, the proposals must take the following in to account:

"What is the character of immediate streets in terms of scale, proportion and pattern?"

What is the character of townscape in terms of materials, scale, form and detailing?"

Principles: Context

The context of an area is important, and emphasising the need for the layout and appearance of buildings to be based on an analysis of the character of the site and adjoining land and buildings ensures the creation of high quality residential designs. An understanding of the historic context of a site would also be beneficial."

Proposed materials causing serious harm to the character of the village

Is the BwDBC Planning department suggesting that 3 storey houses, with stone cladding and white silicone panels, synthetic slate roofs, metal gutters and drainpipes and 1.8m white metal fencing, "will not present any further detrimental impact or harm upon the heritage assets" as stated in the Director's Report?

I disagree in the strongest possible terms.

It is not reasonable to suggest that this would be the case, and as such I have serious concerns about the judgment that has been made here.

RES 1B: Architectural Features and Detailing

In relation to architectural features and detailing, new residential development will be required to meet all of the following criteria:

- i) it is harmonised within the setting of the site both in terms of the colour and texture of materials used;

the features and detailing used are appropriate to the heritage and setting of the Borough and the local area, and do not introduce alien or incongruous elements;

The proposed stone cladding and white silicone panels must be rejected as these would definitely be classed as "incongruous elements" and traditional building methods and materials used instead to ensure it is "harmonised within the setting" and doesn't harm the character of the village. Actual stone/reconstituted stone and mortar must be used instead of stone cladding and silicone panels.

The following BwDBC Policy must be applied:

RES 7A: Materials

1. In relation to materials, new residential developments will be required to meet all the following criteria:

- i) **the materials used are appropriate to the local setting in all respects including:**

- **Type**
- **Colour**
- **Texture**
- **Element size**
- **Bonding**

- ii) **the materials used are durable and of high quality, in order to create a development that has longevity and minimise maintenance requirements; and**

- iii) **wherever possible, sustainable materials are used so as to contribute to energy conservation.**

2. Wherever practical, the Council will encourage the use of materials that are sourced locally.

This development will be the first buildings you see on your left hand side when you walk/drive in to Chapeltown from the north. This development will have a massive impact on people's first impressions as they enter Chapeltown.

BwDBC Policy states:

New development must enhance and reinforce the established character of the locality

In order to ensure the development is in keeping with the surrounding area, and that the loss of amenity to neighbouring properties is reduced to an acceptable level, and in order to avoid harming the character/style of the village this development must comply with all BwDBC Policy including the sections quoted in this letter. In order to ensure compliance with BwDBC Policy the following changes need to be made to the proposal:

1. Reduce the height of Plots 1, 2 and 4 to normal two storey height (from the current three storey/9m height)
2. Reduce the number of houses on the site from 4 (current proposal of 4 houses would result in over development of the site)
3. Change the materials in the proposals from stone cladding and white silicone panels and synthetic slate to traditional building materials and techniques in keeping with the village character including actual stone/reconstituted stone and mortar (not stone cladding and white silicone panels which will have the look of a modern ski chalet).

The combined affects of points 1, 2 and 3 if not resolved will have cause serious and significant harm to the character of the village, the listed building next door and the Chapeltown Conservation Area.

Further areas of non-compliance with BwDBC Policy:

Local plan 2

Policy 8 Development and People

Developments must demonstrate:

“a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, with reference to noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, and the relationship between buildings;”

Policy 11 Design

Character

2. New development must enhance and reinforce the established character of the locality..

The following aspects of character must be taken into account and reinforced in new developments:

ii) Layout and building orientation

iii) Building shapes, plot and block sizes, styles, colours and materials that contribute to the character of streets and use these to complement local character;

iv) Height and building line of the established area;

3. New development will be required to create an attractive and coherent townscape both within the development itself and by reference to its integration with the wider built environment, and must:

iii) **Respect scale and massing of existing buildings;**

v) Express a high quality architectural style through structure, good quality materials, proportions, visual order, and detailing (including colour);

vii) **Take account of long distance views of and into the development and create an attractive skyline.**

Further comments and details regarding our objections and the Director's Report recently published...

1. This proposal would represent a significant over development of the site and must be rejected:

- It would clearly result in excessive **scale/bulk/massing/cramming/ would be overbearing for the surrounding properties/ and does not meet BwDBC spacing requirements – in short it does not comply with BwDBC policy on numerous counts** (please see my email to all committee members for further details).
- The proposal is for 4 houses (instead of the 2 houses approved in the previous planning permission. In the previous planning application for this site, the original plans for 3 houses were rejected and plans for only 2 houses were approved)
- What has changed? Why is the BwDBC Planning Department now recommending a proposal for 4 houses on this site when the previous application for 3 houses was rejected in favour of two houses?
- All 4 houses in the current proposal are being pushed right back to the site boundaries in order to fit 4 houses on the site
- This would be overbearing for all the neighbouring properties
- Also resulting in a loss of light to many of the neighbouring properties
- On a number of counts it fails to meet the Council's own spacing requirements:
- For example: there is 12.8 metres between the 9m-high 3 storey gable end of Plot 4 and 15 Tower Court (for a 3 storey house it should be 16.5m, and even for a 2 storey house it should be 13.5m)
- The report says that there is one 3 bedroom house and three 4 bedroom houses. This is incorrect. Plot 4 is a 5 bedroom house on the plans.
- In the report where plans are quoted the versions are not always the latest versions
- **BwDBC policy states: "Where family housing is being proposed, it will be important to ensure that the needs of children are taken into account and that there is good provision of recreational areas, including private gardens"**. Plot 1 and 2 are 4 bedroom family homes with no private garden or safe space for children to play which again is non-compliant with BwDBC policy.
-

2. Proposed height of the properties is :

- 3 of the 4 plots would be 9m high
- 3 of the 4 plots are 3 storey houses
- **BwDBC requirement: Building heights should be in keeping with the scale of development in the surrounding area**
- At 9m high, 3 of the 4 houses will have higher ridgelines than the surrounding properties. This clearly does not meet the BwDBC requirements for building heights.

- Cross section 3 excludes lowest neighbouring houses – the neighbouring houses on High Street which are significantly lower in height than Plots 1, 2 and 4, have been deliberately excluded from cross section 3 (which purports to show the relative heights of the proposed development and the surrounding properties) - this is disingenuous and presumably because these houses in particular would show a significant difference in height and so they have been excluded.
- Cross section 2 shows that the houses on Tower Court are the same height or higher than the 9m high houses in the proposal – this again is disingenuous and suggests that they are a similar height/mass/scale as the 9m 3 storey Plots 1, 2 and 4, which is absolutely not the case.
- From the High Street as you walk through the village the development would be clearly visible and at 9m high, Plots 1, 2 and 3 would be towering over the properties on High Street and dominate the street scene.
- Again this would be non-policy compliant as the BwDBC requirements state that any new developments must be: “in keeping with the local area both in terms of scale and mass,”
- There is only one line in the whole of the 58 page report that refers to the proposed height of the development.
- The report states: “The proposals contain vernacular building forms all be it they are slightly higher than the surrounding dwellings.”
- There is no explanation and no justification offered for allowing 3 storey houses the with a ridgeline height of 9m which is totally out of keeping with the character of the village and the surrounding properties.
- This is disingenuous, as in some cases there is a very significant difference in height (over 2m in some cases)

Summary:

When the BwDBC planning policy and requirements are applied in a fair and reasonable way to this site, it is clear that, in order to avoid excessive scaling, massing, overbearing and inadequate spacing, there is only room for two houses (as was decided in the previously approved planning application), and there is certainly not room for four houses!

If this current proposal is approved then it will, without fail, result in significant harm to the character of the village, the listed building next door and the adjoining Chapeltown Conservation Area.

There is a high level of anger from all surrounding neighbours, as well as the wider village community and the local Councillors, who all feel that the interests of local residents have not been not been taken in to account and have largely been ignored and that the balance in this case is firmly in favour of the developer.

The planning report and recommendations fail to protect the rights, amenity and wellbeing of the local residents whose properties are directly affected by this proposal as well as failing to protect the character of our village.

From both a compliance and moral point of view, all members of the committee should reject this proposal on the grounds that it:

- It fails to comply with BwDBC policy and requirements on several counts

- It is an unreasonable and selfish proposal and shows no consideration or sympathy for the impact of this proposal on neighbouring properties and local residents
- It will cause significant harm to the character of the village
- It will set a very dangerous precedent for Chapelton and all other rural villages across the Borough and the heritage that they represent
- The developer has already inflicted significant harm on the character of our village as he was involved in the development of 7 modern white 3 storey Eco houses at the end of Station Road in Chapelton (which are set against green fields, they stick out like a sore thumb, can be seen from across the valley and are an absolute eyesore). This current proposal will cause further harm to the heritage and character of our village. How can one developer singlehandedly be allowed to ruin the character of our village?

Regards

Stephen Barlow, 15 Tower Court – received 20th January 2021:

LAND TO REAR OF FORMER
MEADOWBROT FARM. 10/20/0798

REF. 10/20/ 1209
15 TOWER COURT
CHAPELTOWN
TURTON

DEAR CLAIRE

REGARDING THE PLANS
FOR THE ABOVE ADDRESS, I CANT SEE
ANY CHANGES OF NOTE, THE NEW
BUILD IS STILL THREE STOREY, WE
ARE STILL GOING TO BE OVERLOOKED
FROM ALL SIDES, THE LIGHT WILL BE
SUBSTANTIALLY REDUCED. THE NEW
BUILD WILL BE VERY NEAR OUR
BOUNDARY 2.8m. AWAY, WE WILL BE
BETTER OFF BY A FEW INCHES.

WE ARE VERY DISAPPOINTED ABOUT
THE LACK OF CONSIDERTION THAT HAS
BEEN SHOWN. THE CHANGED PLAN IS
MINIMAL AND I'M SORRY TO SAY A MERE
TOKEN GESTURE.

9.3 Below are a number of representations received from surrounding and nearby neighbours relating to the previous schemes:

Objection – Dr Philip Jennison, Long Meadow House, Green Arms Road, Chapelton. Rec – 08/10/2020

Dear Mr Prescott,

Further to your recent letter, I am wanting to express my concern about the potential surface water situation in this area, and the impact that this development may have upon it, as it is already inadequate, and your department may not be aware.

I have copied my e mail sent today to Mr Kelly & co. in explanation.

Dr P Jennison.

Copy email sent to Mr Kelly:

Dear Mr Kelly,

I am sending this to you and your colleagues in the hope that someone will take note of the disgraceful waste of Council time and money that has been involved in this incompetently managed project.

Four years after my house was flooded due to what your colleagues readily admitted were non functioning surface water road drains along this whole stretch of Greens Arms Road, and at least two years after

I was told that finances had been ring fenced for this project, I received a letter from Mr Cliffe in October 2019, telling me that you now had permission to connect a new gully to the United Utilities surface water sewer which would

and I quote, “ensure that local properties in the area are not placed at further risk due to flooding”.

The project was started at the end of March but stopped the next day due to the pandemic.

It was completed after several days work in the last two weeks. As soon as the tarmac team left there was a very strong smell of gas in the road and I had to call out Cadent, who confirmed that there was a leak under the tarmac.

The area around the works was left in a disgraceful mess with piles of unused tarmac, bits of wood and plastic pipe.

Cadent had to dig up the road again and fixed the damaged gas pipe.(and kindly cleared away the mess left by the Council workers.)

Following the recent moderately heavy rainfall , the whole of Greens Arms Road from the junction with Embankment Road to Chapel Grange, once more became a river which then formed a lake outside my property and started to pour down my drive, necessitating

me to lay sandbags across my drive to prevent further flood damage.

The new gully was completely ineffective and a torrent of water was flowing over it into the adjoining field. This was exactly the situation which used to occur before the aforementioned work was completed.

Yet again I have had to contact Imran Munshie who sent two men to try and free the gully. They have had to return a second time today as the road was still flooding.

I now understand that the work done involved fitting a 100mm pipe from the gully to the sewer.

Whoever thought that a pipe of this size could cope with the river that washes down this road together with all the debris it brings with it?

It smacks of total incompetence and I dread to think how much public money has been utterly wasted on a project which was doomed to failure, and indeed failed at the first test.

It does not take a degree in drainage or road building to realise that there is a major problem with this road's drainage throughout its length which was not going to be solved by a four inch pipe.

Five years, how many meetings, letters, e mails, legal advice, and frustration from those that pay your wages and we are back to square one.

I am totally disgusted with the way this has been mis managed, but particularly at the dreadful WASTE.

Myself and my neighbours should not be in a situation where we have to put out sandbags for protection whenever there is normal rainfall, because the Council have not fulfilled their legal obligation to provide adequate surface water drainage the road.

If I don't receive a satisfactory and quick response to this e mail, I shall certainly be letting the local media know about the disgraceful wastage and incompetence that I have had to witness, and will be considering legal action.

Objection – Neil Page, 6 Chapel Grange, Chapeltown. Rec – 21/10/2020

FAO : Claire Booth, Gavin Prescott, Martin Kelly

I am writing in relation to the latest planning application submitted for the development of 4 dwellings at the rear of former Meadowcroft Farm – 10/20/0798

Having been directly involved in finding a mutual resolution for the previous planning application at this site several years ago for the erection of just two dwellings, I have to admit that I was quite taken aback at receiving the latest letter, and vehemently object to the request. I recall that I spoke with all three of you in the past in an effort to resolve so I hope that you also still share the same views?

Being directly adjacent to the site (6 Chapel Grange) obviously has the greatest impact to my property (specifically Plot 3), so I hope you can understand my anger and frustration. I have however tried to keep any emotions at bay and structure this letter in a way which outlines the reasons behind my objection. The list below is in no particular order but obviously Plot 3 is of most concern.

- Increase in number of properties
 - You may remember that the previous application for 2 dwellings more or less replaced the two existing farm buildings that had stood on the land for many years. Increasing the number to 4 on the same size plot of land will have a detrimental impact in many ways :
 - Noise generated from 4 households
 - With a minimum number of two cars per household, there will be at least 8 cars travelling up and down the single track road which runs directly parallel to the Chapel Grange properties.
 - Parking – visitors to the properties will have no choice but to park at the entrance to Chapel Grange which already has a significant access problem. Pedestrians are forced to walk in the middle of the road in the direct path of oncoming traffic. Chapeltown village also has a problem with parking and additional vehicles will only exacerbate the issue.
- Siting of properties
 - All properties seem to have been sited with a total disregard for the existing surrounding properties. All are being built closer to the existing boundaries in order to accommodate the increased number of properties.
 - With specific reference to Plot 3, the property is now proposed to be what looks like a foot away from my boundary fence and the whole footprint has been relocated further forward by what appears to be the full length of the property. This proposal now places the property directly along almost 75% of my rear boundary fence. You may remember that the previous planning was amended to re site the property 1.7M further back and also move it away from the boundary fence, from 1.8M to 2.4M. I've attached a copy of your confirmation letter for your reference.
- Property Design
 - All 4 proposed properties now seem to have multiple and extremely large balconies. I believe the reason for this is to compensate for the

lack of gardens due to the increased number of properties situated on the plot of land. This obviously raises the issue of existing properties being overlooked and again if I can refer to the attached letter, all French doors and balconies were removed from the plans in order to retain a 45 degree angle of clear vision from all of my principal windows.

- All 4 properties also have bedrooms within the loft space in order to deliver a 4 bedroom property within a smaller footprint. The result of which means that all 4 properties also have several velux windows installed in the roof which gives greater propensity of the existing properties being overlooked. Again, this aspect was given great consideration in order to secure the approval of the previous planning application.
- Property style
 - I remember when the houses on Chapel Grange were built and there was a great emphasis on retaining the general feel of the village. All the houses therefore had to be built from stone to blend in with the existing houses within Tower Court and the rest of the village. The proposed new houses are a mixture of natural stone and white cladding which will look completely out of place within the centre of the village.

It is quite obvious why such a planning application has been submitted and it is purely for financial reasons. The opportunity to make profit on 4 houses rather than 2 is obviously a great incentive and makes the land a more viable financial option – especially when the houses are a lot smaller but being built in such a way as to market them as “true” 4 bedroom properties.

What is more annoying, is that the developer appears to have no actual desire to build the properties either. The intention would seem to be; simply obtain planning approval and then sell on to another developer - just as they are now trying to do with Meadowcroft Farm !

Such profiteering is quite clearly being done at the expense of others. Not only those of us who are directly impacted, but for the rest of the village too.

I have lived in the village for nearly 25 years now and I would like to think that I am part of the community. This proposed planning application (if approved) will have a detrimental impact on my property, both financially and aesthetically and will certainly pose a serious question of whether to remain.

I would welcome the opportunity to discuss in more detail



PLANNING REFERENCE NUMBER: 10/05/1320
Please ask for: Gavin J Prescott
Direct Dial: (01254)585694
Fax: (01254)664481
Date: 07/02/2006

Neil Page
6 Chapel Grange
Chapeltown
Turton
Bolton
BL7 0NL

Dear Mr Page,

DETAILS OF PLANNING APPLICATION (AMENDMENT)
APPLICATION REFERENCE NUMBER: 10/05/1320

Full Planning Application
Demolition of existing Animal Stock buildings and erection of 2 No. Detached Houses with Garages and Home/Work space at Meadowcroft Farm
Rear of 114/126 High Street
Chapeltown
Turton

I refer to my previous consultation letter regarding the above development, your subsequent response dated the 19th January 2006, and our site meeting on the 26th January 2006. The comments you have raised have been taken into account, together with the comments raised by the owner of No.10 Tower Court.

I have now received amended plans regarding the proposed development. The proposed secondary bedroom windows on the north elevation to Plot 2 have now been deleted. The proposed French doors and side windows to the bay area to the master bedroom on the east elevation have also been deleted. This will retain at least a 45 degree angle of clear vision from all of the your principal windows, and no proposed principal windows to Plot 2 would be directly facing your property, thereby reducing any element of overlooking, and loss of privacy.

The proposed dwelling has been resited 1.7 metres further back into the site to safeguard the amenities of No.10 Tower Court i.e. it will now not project any further than their proposed rear extension (ref no: 10/05/0786).

The original proposal showed the north corner of the dwelling to be 1.8 metres away from your party boundary. The amended proposal is now 2.4 metres away.

Fostering School Improvement • Transforming the School Workforce • Libraries as a Community Resource • Fostering Business Growth

Adam Scott - Director of Regeneration, Housing and Neighbourhoods
Town Hall, Blackburn, Lancashire BB1 7DY

Objection – Anthony Cliff, 8 Chapel Grange, Chapeltown. Rec – 21/10/2020
Reference – 10/20/0798

Land to the rear of Meadow Croft Farm 114 High Street, Chapeltown, Bolton, BL7 0EX.

To whom it may concern,

I live at 8 Chapel Grange, Chapeltown, Bolton, BL7 0NL and I object to the planning application 10/20/0798.

The developer is trying to erect 4 houses into the plot behind my home where the previous planning was for only two houses to be developed.

My concerns and objections are as follows:

1. From my kitchen window and conservatory all I will see is the backside of Plot C this will be an eyesore also taking light from my kitchen and conservatory.
2. Why does it have to be an imposing three story high building when surely a two story would fit better?
3. The balcony which is planned for Plot C is a major concern as this will look directly into my rear garden which results in an invasion of privacy.
4. Increase volume of traffic through the Chapeltown village and Bromley cross at times can be dreadful and with another big development at the last drop village and other development in the Bromley cross area as of late will accumulate even more traffic. With approximately 2 cars per house hold.

Whilst it would be great news if the site was developed as it has been vacant for approx. 10 years Plot C is a major concern for me.

Please take into consideration my objections

Objection – Robert Shields, 21 Chapel Grange, Turton. Rec – 22/10/2020

I wish to object to the proposal to build four houses on Land to the Rear of Meadowcroft Farm, High Street, Chapeltown.

The development borders the Chapeltown Conservation Area where the vast majority of the houses are stone so the proposed houses, which would be mainly white rendered, would be out of keeping and intrusive. The two houses approved under the existing planning permission were to be built of stone under slate roofing, which would not have been as intrusive as those now proposed.

The design of the houses, with balconies to their First Floors and large windows on the Second Floors, will result in the adjoining properties being overlooked and losing their privacy.

Is the access road and the hammer head sufficient to allow the waste collection vehicles to service the site? Too often in the village we see groups of bins from properties, which the waste collection vehicles are unable to access, left by the side of the road for days. I would not want the bins from these houses left on the pavement of Chapel Grange, blocking the footpath.

Objection – Ian Ormrod, 5 Chapel Grange, Chapeltown. Rec – 22/10/2020

Re.: Erection of four dwellings on land to rear of Meadowcroft Farm, 114 High Street, Chapeltown, Bolton BL70EX

I write in connection with the above planning proposal.

Whilst I have no objection to the development of the land in principle, I have a number of comments and concerns which I feel should be considered in advance of any final decision. They are as follows;

1. A previous plan for three detached houses allowed for a degree of spacing around the properties, which was in keeping with developments in the immediate vicinity. The above planning application for four detached houses would result in an overcrowding of the site, which;
 - a. is out of character with the local area
 - b. will put additional pressure on informal overflow parking where cars visiting Chapel Grange, properties located opposite the opening to Chapel Grange and walkers regularly leave their vehicles on the pavement and grass verges opposite the proposed entrance to the development. This has sometimes resulted in failed refuse collections and deliveries to Chapel Grange.
2. Vehicles emerging from the development represent a danger to pedestrians (adults and school children), as the road crosses an existing footpath with limited mutual visibility for either driver or pedestrian.
3. The positioning of Plot 3 in particular, will result in a number of properties on Chapel Grange being directly / partly overlooked from balconies, resulting in a loss of privacy.

Thank you in anticipation of your consideration.

Objection – Anthony Cliff, 8 Chapel Grange, Chapeltown. Rec – 23/10/2020

Land to the rear of Meadow Croft Farm - 114 High Street, Chapeltown
Bolton, BL7 0EX.

To Whom it may Concern,

I live at 8 Chapel Grange, Chapeltown, Bolton, BL7 0NL
and I Object to the planning application 10/20/0798

The developer is trying to erect 4 houses into the plot
of land behind my home, where the previous planning
was for only 2 houses to be developed.

My concerns and objections are as follows:

1. From my kitchen window and conservatory all I will see is the backside of Plot C. This will be an eyesore and will also take light from my kitchen and conservatory.
2. Why does it have to be an imposing 3 story high building when surely a 2 story would fit better?
3. The balcony which is planned for Plot C is a major concern as this will look directly into my rear garden which results in an invasion of privacy.
4. The development will increase the volume of traffic through Chapelton village and Bromley Cross. Traffic can be dreadful at times and with another big development at the Last Drop Village and other developments in Bromley Cross area as of late will accumulate even more traffic with approx. 2 cars per household.

Whilst it would be great news if the site was developed as it has been vacant for approx. 10 years Plot C is a major concern for me.

Please take into consideration my objections.

Objection – Mr Nick Whittaker, 126-128 High Street, Chapeltown. Rec – 23/10/2020

Dear Sir

I am writing to express my concern regarding the above planning application 10/20/0798. The proposed development is the neighbouring property to mine, at 126-128 High Street.

I am particularly concerned with the height of some of the proposed dwellings, and in incongruity of these with other, similar, dwellings permitted in the past. The plots are referred to on the plans as plots A, B, C and D. All of these plots are proposed as three storey buildings. This height is incongruous to all other buildings in the surrounding area, all of which follow the standard two storey approach. This means that they will certainly appear out of character, and will dominate the aspect of this quiet village. The previous approved planning application had two storey buildings, and was much more in keeping with the area. This proposal appears to be trying to cram as many building-rooms into as small an area as possible, and the proposed buildings are much higher than normal buildings, at 9 metres for each building. This means that the surrounding properties will all be affected for privacy with four buildings in close proximity, all higher than the norm for the area.

With each of the proposed buildings having a first-floor balcony, this will further intrude on the surrounding properties, encouraging overviews of neighbouring gardens and house interiors via windows.

With regard to plots A and B. Plot A shows its front perspective with windows looking out at an existing high hedge and trees on neighbour's property. The proposed plot A abuts these hedge and trees almost touching it. This will afford very little light to enter the front perspective of the house, making for poor light quality in the proposed plot A in these rooms, a living room and bedroom. A similar problem is indicated in plot B, where the rear elevation is again adjacent to a tall existing hedge and trees, and shows proposed kitchen and dining area to be affected by poor natural light. The accompanying pictures show this, but show it in an autumnal/winter state. When spring/summer comes, these hedges are much bigger and will block out much more light.



The current owners of the plots have allowed parts of the dividing wall between 126-128 High Street and these plots to fall into disrepair on their side, with an existing stone wall falling down on the proposed site's side.



This site has had many proposals over the years, and despite being approved, no work has been done on these sites. The plots are falling into disrepair, affecting neighbouring property. This can give an indication of the level of care the current owners have with regard to development and keeping in line with local environment.

Objection – Stephen Barlow, 15 Tower Court, Chapeltown. Rec – 23/10/2020

I WISH TO COMMENT ON THE ABOVE
ADDRESS FOR PLANNING APPLICATION

OUR HOUSE IS ADJOINING THE
PROPOSED BUILD THE FIRST OBJECTION
IS THE LOSS OF SUNLIGHT + DAYLIGHT
IT WILL CAUSE, AND SECONDLY/
THE BUILD WILL BE OVERLOOKING THE
REAR OF THE HOUSE WE ARE OVERLOOKED
ALREADY FROM THE FRONT AND THE
SIDE. I HOPE SINCERELY YOU WILL
TAKE THESE POINTS INTO CONSIDERATION

Objection - Mr & Mrs Glover, 10 Chapel Grange, Chapeltown. Rec – 23/10/2020
Planning Application Number: 10/20/0798

Site Address: Land to the rear of former Meadowcroft Farm 114 High Street
Chapeltown Bolton BL7 0EX

Dear Mr Prescott (Planning Manager with Blackburn with Darwen Borough Council),

Thank you for your letter dated 5th October 2020 in regard to the planning application as above. We have viewed all the relevant information and drawings/pictures on your website.

We are home owners and have serious concerns regarding the planning consideration as follows.

We are shocked to see that the planning permission appears to have been extended from two dwellings to four. In extending the scope of the planning permission the boundaries of the overall plot have been extended and the positioning of the proposed dwellings A to D, with the result of serious "Being Overlooked" situations.

The dwellings are described as two storey but consist of a GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR which in our opinion actually makes them three living levels with two balconies, one on the FIRST FLOOR and one on the SECOND FLOOR. There are also patio windows on SECOND FLOOR ROOMS. The dwellings appear to be a lot higher than the surrounding properties. All of these factors make the planning application request unacceptable.

The white silicone smooth render" is not in keeping with the houses in Chapel Grange, Tower Court or the village of Chapeltown itself.

The "Natural Stone panel cladding, coursed, broken range is not in keeping with the houses in Chapel Grange, Tower Court or our village of Chapeltown.

Plot "A" will block out our view of the hills and reduce our light. In addition we will be overlooked in our front bedroom, Kitchen and front garden.

Plot "C" will overlook our house and gardens.

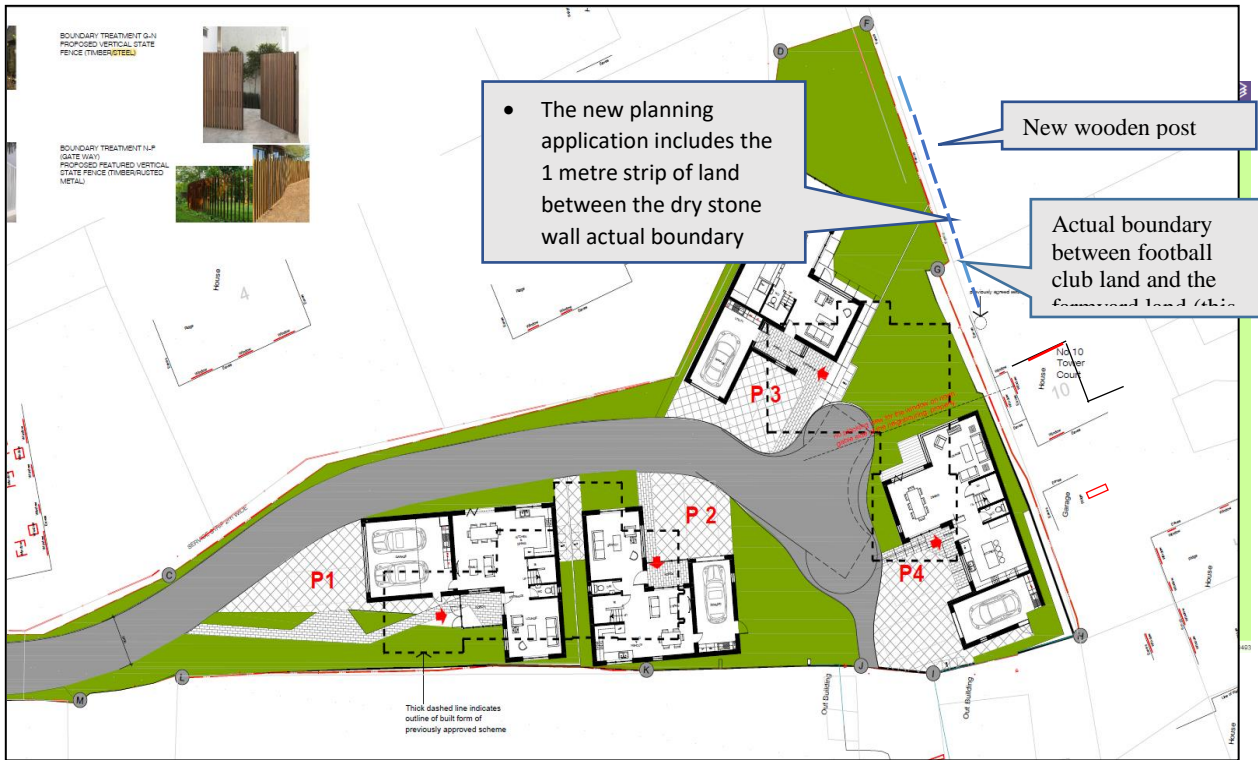
In our opinion this development will devalue our property and our neighbours' properties who have lived in these homes for over twenty years.

We trust that our comments relating to the planning considerations will be taken into account when deciding this application.

Objection – Philip Riding, Trustee Old Boltonians. Rec – 23/10/2020

Dear sirs , as a Trustee of the land owned by Old Boltonians Association which is used for football pitches by Old Boltonians AFC please note that I object to the planning application as submitted on the grounds that the plans show the boundary of the new housing development to be encroaching onto our land . The attached plans show the boundary as the wooden fence posts and wire mesh we erected many years ago to prevent balls going over the wall (it was easier than trying to rebuild sections of the wall that had fallen into disrepair).

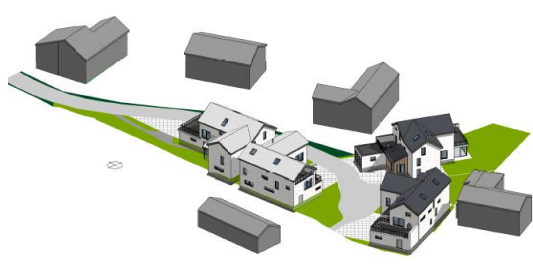
The impact of building the new houses in the proposed situation will bring them closer to the football pitch and no doubt lead to disputes over damage to fencing from footballs - hence the need to keep the gap between the fencing we have installed and the boundary of the new property to prevent balls from banging into the boundary fence of the house that will be adjacent to the pitch:

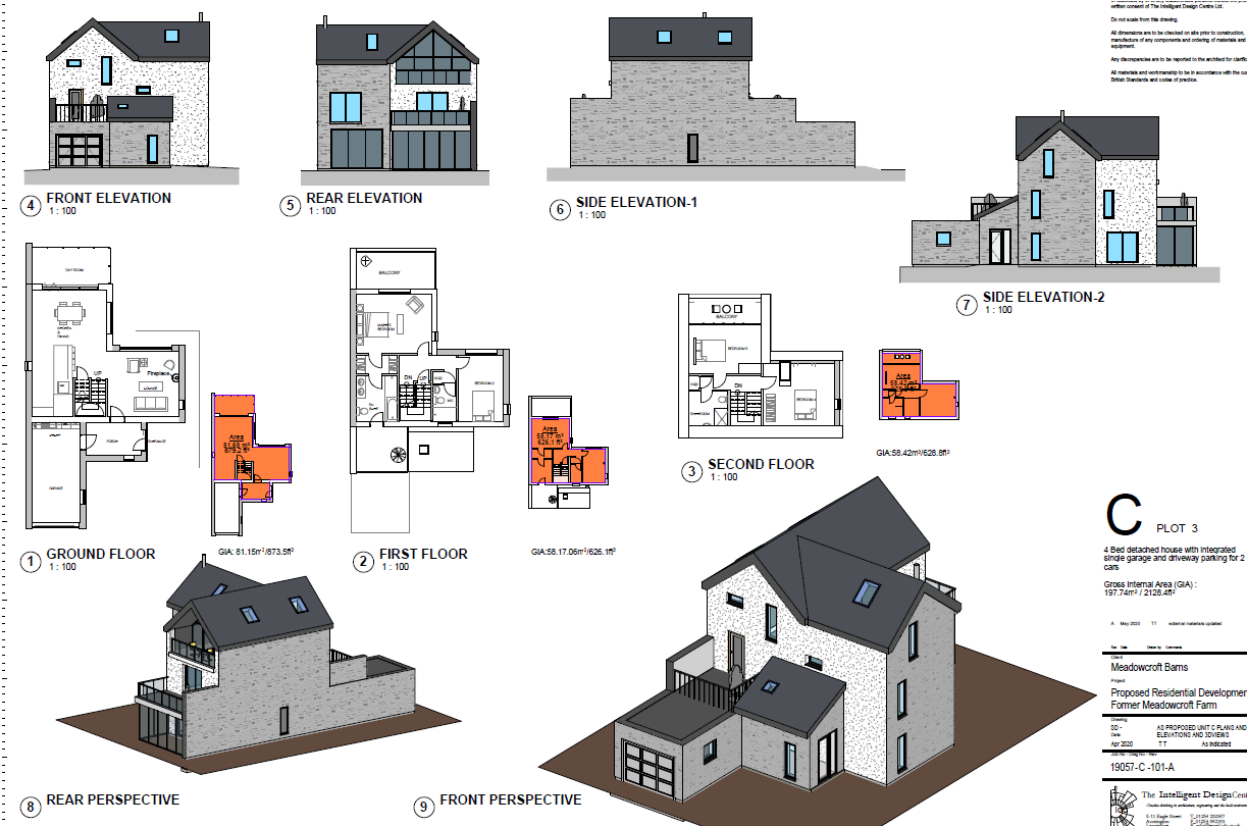


① 3D-NORTH EAST



② 3D-NORTH WEST





Objection – Andy Lavin, 10 Tower Court, Turton. Rec – 23/10/2020

Letter of objection regarding the planning application to build 4 houses on the site behind Meadowcroft Farm Chapelton from the owners of 10 Tower Court (Ref: 10/20/0798)

Dear Claire

We have some serious concerns regarding the above mentioned development and the impact on us as an adjoining property, namely:

- 1) **The available area and scale of the properties means that they don't have a proper setting. They have not been designed in relationship to context and there is a complete lack of sympathy in the proposal for the amenity of the neighbouring properties and the well being of existing residents.**
- 2) **It is our view that there is significant overdevelopment of the site, given the context within which it sits and the adjoining properties.**
- 3) **The massing, bulk and height** of the proposed development is a major concern.
 - a) **3 storeys** is not in keeping with the surrounding houses – **should be reduced to normal two stories height - the proposed 9m high roofline is NOT appropriate** on this site and in such close proximity to the neighbouring properties. **Any plans for this plot should be restricted to 2 storeys.**
 - b) **There are too many houses for such a small/awkward shaped plot** – 4 houses have been squeezed into a plot that is too small, forcing each of the houses right up against the boundaries which, if permission were granted, would have a significant impact on the neighbouring properties.
 - c) **The number of houses should be reduced** – with much more consideration for the impact on the neighbouring houses and the general context and look of the site including the space between buildings amount of garden/green space
 - d) As a result, the development is **overshadowing and overbearing** for neighbouring properties (especially 10 Tower Court)
 - e) Please see the specific issues included on the site plan in **Appendix 1** (attached)
- 4) **Close proximity/ position (also see Appendix 1):**
 - a) Plot 4 is far too close to our house (10 Tower Court),
 - b) Plot 3 is also too close and in the line of sight from both the 1st floor and ground floor rear windows of 10 Tower Court. It is also in the line of sight from the rear garden at 10 Tower Court. It will dominate that side of our house and garden and will feel particularly over bearing.
 - c) The proposed positioning/ close proximity would result in significant loss of light and it would be over shadowing, overbearing and would feel quite overwhelming.
 - d) With the positioning and such close proximity, our property (10 Tower Court) would be **significantly overlooked all-round**. Our privacy would be seriously compromised.
 - e) Please see the specific issues included on the site plan in **Appendix 1** (attached)
- 5) **Our privacy would be seriously compromised by this development.**

We would be significantly overlooked on 3 sides of our property (the front, the gable end and the rear). Please see the specific issues included on the site plan in **Appendix 2** (attached)

There is a significant loss of privacy of amenity to 10 Tower Court and other neighbouring properties. The loss of privacy of amenity for 10 Tower Court includes:

- a) the rear bedroom window (1st floor) and lounge window (ground floor) of 10 Tower Court being **significantly overlooked** by (Plot 3) the 1st floor roof-terrace and the ground floor conservatory/garden room (from a distance of about 8 or 10 metres) – this is unacceptable (see accompanying site plan with issues marked on)
 - b) the rear garden of 10 Tower Court being **significantly overlooked** by (Plot 3) the 1st floor roof-terrace and the ground floor conservatory/garden room (from a distance of about 6 metres) – this is unacceptable (see accompanying site plan with issues marked on)
 - c) Additional windows on 1st floor at Plot 3 overlooking bedroom windows and garden at 10 Tower Court (see accompanying site plan with issues marked on)
 - d) The gable end bedroom window at 10 Tower Court is **significantly overlooked by:**
 - i) Various windows from Plot 3
 - ii) Plot 4 second floor balcony – Plot 4 is positioned very close to 10 Tower court.
 - If you were to lean on the rail of the Plot 4 2nd floor balcony and look to the right **you would be looking straight into our gable end bedroom window from a distance of about 3 metres!** (See accompanying site plan with issues marked on)
 - e) **Front garden overlooked** by 1st floor windows at rear of Plot 4 (see accompanying site plan with issues marked on)
 - f) **Front bedroom window overlooked** by 1st floor windows at rear of Plot 4. Also possible issue if front bedroom at 10 Tower Court is overlooked from 1st floor roof terrace at Plot 4 (see accompanying site plan with issues marked on).
- 6) There would be a significant effect on daylight and sunlight for 10 Tower Court (See **Appendix 1**):
- a) Because Plot 4 is positioned so close to our property (it would be only 2m away in some places) it would cause a **significant loss of light** to our property especially to the:
 - i) **gable end bedroom window** and the **gable end ensuite window**.
 - ii) **kitchen bay window** at the front corner
 - iii) **front bedroom window**
 - iv) **gable end ground floor window** (in to the dining room)
 - b) There would also be a **significant loss of light outside** in the **front garden** (especially between our garage and the kitchen window which if Plot 4 were built would feel like a dark, dead-end alley) as well as **round the side of our property at the gable end** – which would be very dark.

c) Because of the positioning of Plot 4 right up against the boundary, we would lose the evening sunshine that we get in our back garden. **Plot 4 would block out all the evening sunshine from our back garden.**

7) Building materials/ stone/ colour/roof materials

There doesn't appear to be any information on the plans about what materials will be used (other than the boundary treatment). Please can you confirm what materials they are proposing to use.

Colour and stone work – should be **natural/reconstituted stone, e.g. local grit stone or reconstituted stone similar in nature and colour to the surrounding properties**. Should be full stone work and not half white and half stone/ not grey stone or brick/ there should be no out of character white sections/ it must be stonework in keeping with the local area and surrounding properties

They should be **natural slate roofs** in keeping with surrounding properties

8) **Boundary treatment – Fences** – the boundary treatment/fence should be consistent and match the setting and the surrounding area/properties.

a) The proposed boundary from D to G on the site plan is **WHITE** vertical slat fencing (timber or **steel**). It would seem fairly obvious that this would be totally out of character for the site and the surrounding area and would be wholly unacceptable.

b) The boundary on the site plan between points F and G is in the wrong place (see point 12 below).

9) **Access for maintenance to the rear of Plot 4** – Any window cleaning or maintenance on the rear of the Plot 4 house or roof would in all likelihood require them to access the rear of the property from our land due to how close it is positioned to the boundary. This is not an acceptable state of affairs to be designing in to a new development and would be an imposition on us and may cause issues in the future which may impact on our well being and cause additional stress.

10) **Concrete raft – excavation/ digging of foundations/groundworks**

I am concerned that the previous attempts to dig up/remove the concrete raft that makes up most of the farmyard area along the boundary with 10 Tower Court was quite invasive and caused our house to shake and vibrate quite a lot. I would be very grateful if this could be noted and any groundworks carried out with particular care so that there is no damage to our property in the process.

11) **If this application is approved it is likely to devalue our property, impacting on well being and stress levels, particularly with regards to our ability to re-sell**

12) The boundary between Plot 3 and the football ground is drawn on the site plans in the wrong place (between points F and G on the site plan) – according to the site plans the garden of Plot 3 includes a strip of land (1m – 1.5m wide) which doesn't belong to them. It belongs to the football club (Old Boltonians). The boundary between Plot 3 and the football ground is the dry stone wall, **NOT** the wood post and wire fence. I have brought this to the attention of one of the football club officials.

This will also have an impact on our property. If they put a large white (or brown) fence along the red dashed line in Appendix 3 (the incorrect boundary) when it should be on the blue dashed line in Appendix 3 (the correct boundary), then this will further restrict our line of sight from our garden and ground floor and 1st floor rooms at the rear of 10 Tower Court.

Please see **Appendix 3** for details of the boundary issue and its impact on our property which I have highlighted on a copy of the site plan.

I don't like complaining, however, I feel very disappointed with this current planning application and the lack of regard for the amenity, privacy, light, quality of life and well being of the residents of the adjoining properties.

I trust you will consider the objections outlined above (and in Appendices 1, 2 and 3) and will, as a result, refuse this planning application given that our house would be overlooked on three sides; the level of over development of the site, given the context within which it sits; and the significant impact such a development would have on the adjoining properties.

We await your decision keenly. If you would like to discuss any of the above points or if you would like to visit our house to further consider the impact then please let me know.

Appendix 1: Objections relating to close proximity/ loss of light/ mass/ bulk/

The diagram is a site plan showing three plots: P1, P3, and P4. Plot P1 is on the left, P3 is in the middle, and P4 is on the right. A thick dashed line indicates the outline of a previously approved scheme. Various callouts and boxes provide specific objections:

- Top Left:** Two images showing boundary treatments: 'BOUNDARY TREATMENT G/N PROPOSED VERTICAL STATE FENCE (TIMBER/STEEL)' and 'BOUNDARY TREATMENT N/P (GATE WAY) PROPOSED FEATURED VERTICAL STATE FENCE (TIMBER/STRUCTURED METAL)'.
- Top Right (Blue Box):**
 - The bulk and height of the proposed development is a major concern.
 - The plot is overdeveloped
 - 3 storeys is not in keeping with the surrounding houses – should be reduced to normal two stories height (NOT 9m high roofline)
 - Overshadowing and overbearing
- Middle (Yellow Box):**
 - Evening sunlight into back garden blocked by Plot 4 house. This is due to
- Bottom Middle (Yellow Box):**
 - Loss of light due to both close proximity and height - the 3 storey building is 2 to 4 metres from several windows at 10 Tower Court
 - Loss of light into kitchen bay window
- Bottom Right (Blue Box):**
 - Proximity, bulk and height of roofline combine to make the front of our house (from the kitchen and the garden) feel like a dark, dead-end alleyway (in particular between our kitchen and garage)
 - Gable end bedroom window seriously
- Other Callouts:**
 - Thick dashed line indicates outline of built form of previously approved scheme
 - 'Our Building' label near Plot P4
 - '10 Tower Court' label near Plot P4

Appendix 2: Objections relating to BEING OVERLOOKED AND LACK OF PRIVACY

I write to advise that I have an objection to the proposed planning application indicated above I consider the development to be too cramped on such a small plot: consider it is not in keeping with the area ie does not have a stone facade: but more importantly it invades my privacy as the terrace area on property 4 directly overlooks my balcony and garden and a three story development ie property 2 would overlook the front of my property and would prove to be a one what incongruous building in the street

I hope you will consider these points when judging the appropriateness of the application.

Objection – Neil Page, 6 Chapel Grange. Rec 22/12/2020

Hi Claire

I'm writing once again with regards to the amended planning application for Meadowcroft Farm – 10/20/0798 I have left a few messages for you to speak in person but I guess you may be out of the office ?

Having reviewed the amended plans my views have not changed ie: I still oppose the planning application.

Whilst I welcome and acknowledge some of the changes that have been made, it is quite clear that the developer is not listening to any of our concerns and is continuing in his pursuit of the development of 4 houses purely for his own commercial gain.

We know that the developer had to purchase the land at the back of Meadowcroft Farm (with the original planning permission for 2 plots) when he chose to purchase Meadowcroft Farm and the adjoining barn. The Holden family had been trying to sell the two plots for many years and therefore took the opportunity to include them in the sale of the farm and barn after their mother sadly passed away. On purchasing the farm and the plots the developer took on that commercial risk. If he now believes that he cannot make enough money out of the sale of the farm/barn and just two plots then that should remain his risk not ours. Changing the original agreed plans to 4 plots has a detrimental impact on both the village and the immediate houses which will suffer financially as a result. This clearly is not acceptable.

As I have said, I do welcome some of the changes ie :

- Plot 3 changed to a bungalow
- Plot 3 moved slightly further away from my boundary fence

However, everything else remains the same :

- Increase in number of properties – the developer is still looking to cram 4 properties onto the small piece of land. This is double what had already been approved by Blackburn and Darwen Planning and will obviously cause issues as discussed before in relation to noise, traffic and parking.
- Siting of properties

- There has been some slight changes to the siting of the properties but again this is only to support the application for 4 properties.
 - Plot 3 has moved slightly away from my boundary fence but is still a lot closer than the original agreed planning application
 - The siting of Plot 3 also hasn't changed in that it still sits across the majority of my back fence, many meters beyond the original agreed application.
 - Even with the change to a bungalow, the erecting of Plot 3 will still result in my facing a 6.5M brick wall across the majority of my back garden blocking any potential sunlight .
- Property Design
 - The 4 proposed properties still have extremely large balconies. Even though Plot 3 has been changed to a bungalow, the new design contains a balcony which will look straight down onto my patio and remove any privacy that the existing fence provided.
 - All 4 properties also still have windows in the loft. Again providing greater propensity of the existing properties being overlooked. This aspect was given great consideration in order to secure the approval of the previous planning application.

I'm not sure what more I can say to be honest Claire other than I am extremely disappointed that the developer has returned with such a limited proposal. When we bought this property over 20 years ago, we had the option of several houses on the close. The houses further down the street had better views but my wife and I chose No 6 because there were no houses at the back (just a farm) and importantly the back garden was south facing. The siting of the proposed new houses, especially Plot 3 take both of those benefits away from us. Even when now contemplating if we should reluctantly move after 22 years in the village..... how could we possibly sell the house with a 6.5M brick wall at the back blocking every bit of sunlight to the garden ! The developer is building Plot 3 in such a way to have great views and the sun for the occupants, but in doing so he takes away ours !

Would really appreciate a further discussion on this to outline my thoughts in more detail

PS: John Bellinghall at No 4 also called me yesterday and asked me to voice his concerns on his behalf. Perhaps it might be worthwhile giving John a call too so that he can speak directly ?

Objection – Mr & Mrs Glover, 10 Chapel Grange, Chapeltown. Rec – 06/01/2021

Planning Application Number: 10/20/0798

Site Address: Land to the rear of former Meadowcroft Farm 114 High Street Chapeltown Bolton BL7 0EX.

Dear Mr Prescott (Planning Manager with Blackburn with Darwen Borough Council),

Thank you for your letter dated 15th December 2020 in regard to the planning application as above. We have viewed all the relevant information and drawings/pictures on your website.

We are home owners and have serious concerns regarding the planning consideration as follows.

Following on from our last e-mail dated Friday 23/10/2020 sent at 11:15; the contents of which are still valid since no significant changes have been made to the planning permission re-application since then in our opinion.

One of the reasons we bought our house was for the surrounding scenery in this area of outstanding natural beauty. One of our favourite views of Turton Heights is seen between house numbers 6 and 4 Chapel Grange. Plot "1" will block out our view of the hills and significantly reduce our light. In addition we will be overlooked in our front bedroom, Kitchen and front garden. Plot "3" will overlook our house and gardens.

The houses in Chapel Grange were built by Redrow Homes Limited, it was one of their few prestigious developments. Redrow were forced to use natural building materials, **stone and slate** to keep the houses in keeping with their surrounds. Not white-wash.

With very careful positioning of two houses for "Best Fit", the wishes of all of the objectors could be satisfied. Any more than two houses and the task would be impossible in our opinion. This development should be limited to a maximum of two properties as initially applied for.

To attempt to build 4 houses in this small area of land is not practical and very poor urban planning. Plots, P1 and P3 should be removed from this application in our opinion.

To Summarise:-

- Insignificant changes made to the planning permission re-application.
- Plot 1 significantly reduces our light and view of Turton Heights.
- Plot "3" will overlook our house and gardens.
- The "white silicone smooth render" and "Natural Stone panel cladding, coursed, broken range" is not in keeping with the surrounding houses.
- Not positioned sympathetically with respect to the surrounding Houses.
- No room for manoeuvring plot positions for "Best Fit" with more than two houses.
- Too many houses for this small area of land, suggest removing P1 and P3 in our opinion.

In our opinion this development will devalue our property and our neighbours' properties who have lived in these homes for over twenty years.

We trust that our comments relating to the planning considerations will be taken into account when deciding this application.

Objection - Mr & Mrs A & S Lavin, 10 Tower Court, Chapeltown – rec 07/01/2021

Reference number: 10/20/0798

FAO: Claire Booth / Gavin Prescott

Letter of objection regarding the planning application to build 4 houses on the site behind Meadowcroft Farm Chapeltown, from the owners of 10 Tower Court (Ref: 10/20/0798)

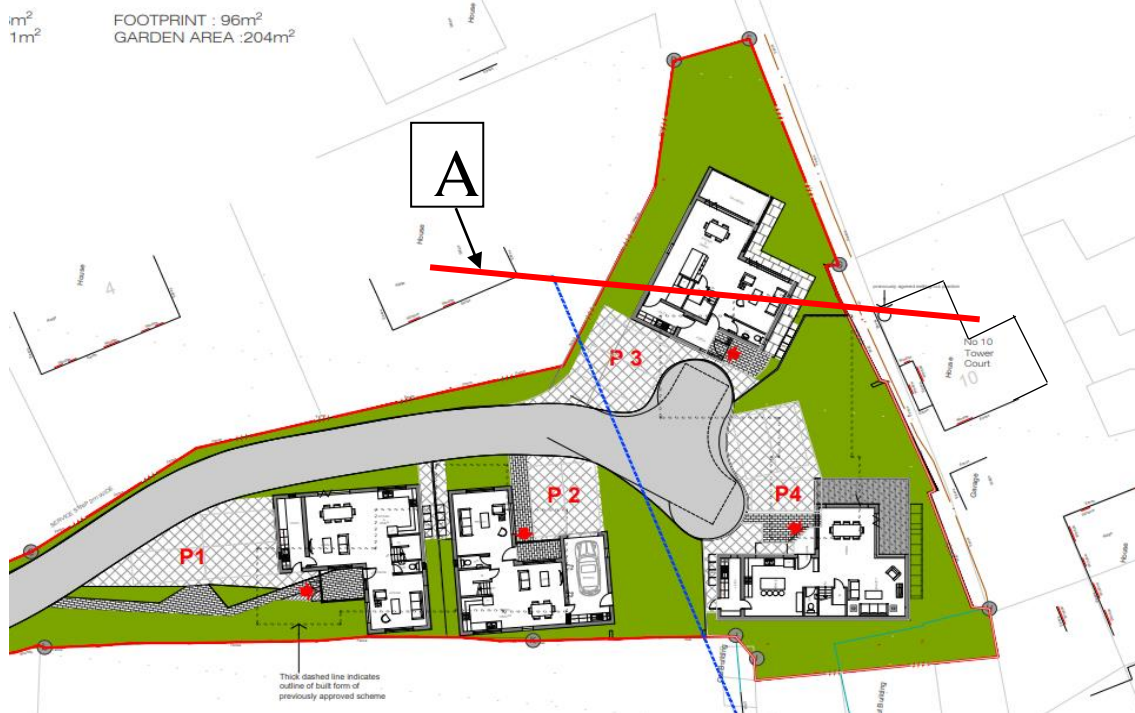
Dear Claire / Gavin

In the current proposal, whilst we appreciate the changes that have been made to the previous plans, there are still a number of significant issues that unfortunately render the new proposal unacceptable in its present form.

As I stated in my previous letter dated 22/10/20, the available area and scale of the properties means that they don't have a proper setting. They have not been designed in relationship to context and there is a lack of sympathy for the amenity of the neighbouring properties and the wellbeing of existing residents.

We object to the proposal on the following grounds:

1. There are too many properties for the size of the plot.
 - A plot of this size/shape should be limited to 2 properties.
 - It would clearly constitute overdevelopment of the site if this proposal was accepted, which would be in breach of the BwDBC planning criteria as outlined in the guidance provided by BwDBC Planning Department.
2. **Plot 3:** although the reduction in height is a big improvement, it's position (footprint) is still unacceptable.
 - The house would be approximately 2.8m from our garden fence and 5.2m from our house itself.
 - It would have a significant impact on our visual amenity
 - Even though the height has been reduced, the bulk/mass due to its positioning will still be significantly overbearing and will reduce light into our garden and into our back windows, significantly affecting our quality of life.
 - Our garden and back bedroom window would still be overlooked which would constitute a loss of privacy of amenity to our property.
 - The risk of noise from such a close adjoining property would also be a serious concern
 - We feel very strongly that **Plot 3 should be moved back**. It should be **in line with the houses on either side** and should be **moved back behind line A on the diagram below** so that it is in keeping with the neighbouring properties and surrounding area.
 - Any future proposals should ensure that the foot print of all properties remains behind line A in the diagram below.



3. The **massing, bulk and height** of the proposed development remains a major concern (despite the lowering of the roof line for Plot 3)
 - 3 storeys is not in keeping with the surrounding houses.
 - All plots should be reduced to normal two stories height.
 - The proposed 9m high roofline is NOT appropriate on this site and in such close proximity to the neighbouring properties. Any plans for this plot should be restricted to 2 storeys.
 - The height of 3 of the properties (Plot 1, 2 and 4) is overbearing and not in keeping with the surrounding properties. This would also lead to a loss of light to surrounding properties
4. We would like to thank those responsible for the repositioning of Plot 4 which is a significant improvement. However, as it stands, the height (9m) of Plot 4 would still be overbearing and reduce the light to our property, 10 Tower Court, and should be reduced to two storeys.
5. The plots are still in very close proximity to the neighbouring properties.
6. According to the visuals provided, the proposed building materials (type and colour of the stone / colour of external walls/roof materials) are not in keeping with the surrounding properties and the visual impact will be significant and completely out of character for the setting.
 - There isn't any information on the plans about what materials will be used (other than the boundary treatment). Please can you confirm what materials they are proposing to use.
 - From the plans/visuals the external walls of both Plot 3 and Plot 4 will both look almost completely white from our direction at 10 Tower Court.
 - This will have a significant impact on our visual amenity and will be completely out of character for the surroundings.

- Colour and stone work: building materials should be natural/reconstituted stone, e.g. local grit stone or reconstituted stone similar in nature and colour to the surrounding properties.
- The external walls should be full stone work in keeping with the surrounding properties. They should not be half white and half stone, and not grey stone or brick. There should be no out of character white sections.
- Natural slate should be used for the roofs in keeping with the surrounding properties.

7. **Boundary treatment – Fences** – the boundary treatment/fence should be consistent and match the setting and the surrounding area/properties.

- The proposed boundary from D to G on the site plan is **WHITE** vertical slat fencing (timber or **steel**). It would seem fairly obvious that this would be totally out of character for the site and the surrounding area and would be wholly unacceptable.
- The section of fencing/dry stonewall/ hedgerow from D to G on the plan is currently a wonderful natural habitat for a wide variety of birds and other animals and so it is really important that the area is sensitively managed, maintaining as much of the natural habitat as possible.
- Any fencing used should be in keeping with the natural environment and as sympathetic as possible.

8. Traffic and parking :

- The overdevelopment of this site means that there is not currently sufficient parking available to service 4 properties.
- This would create further issues in the village with on-street parking.
- The increase in traffic would further compromise the character of the village and cause further congestion at busy times.
- Visibility, congestion and safety concerns as a result of traffic levels and parking are an ongoing issue in the village. Overdevelopment of this site would contribute further to this problem.

I trust you will consider the objections outlined above and will, as a result, refuse this planning application. We feel strongly that significant changes would need to be made, as outlined above, before this proposal could be considered acceptable.

We await your decision keenly. If you would like to discuss any of the above points then please let me know.

Objection – Chas King, 9 Tower Court, Chapelton, rec 07/01/2021

Dear Mr Prescott / Ms Booth,

I refer to my call to Blackburn with Darwen Planning team 31st December 2020 when I explained I have very recently moved to the area and was having problems accessing the files and requested a call back. One of my new neighbours provided me with some background yesterday and a copy of some of the drawings.

I wish to make you aware of a number of strong objections that I have with regard to the proposed development of properties on land at the rear of Meadowcroft Farm, 114 High St, Chapelton , application number referenced above.

As an immediate neighbour to the site of the proposed development, I am of the view that the proposed development and in particular plot 2 and 4 will have a serious impact on the area and my standard of living. My specific objections are the proposed development does not meet Blackburn with Darwen Planning Policy HD1 and H4 and associated guidance including but not limited to the following :

1. Detrimental impact upon residential amenities

RES1A - In relation to overall appearance, new residential development will be required to meet all of the following criteria:

- i) it is in keeping with the local area both in terms of scale and mass;
- ii) is appropriate to the form and function of the building; and
- iii) the design of the building complements existing features.

RES 2B: Building Heights

The building heights of new residential developments must relate to the form and proportion of the surrounding buildings and reflect the relative importance of the street.

I believe that the proposed development is a direct contravention of Blackburn with Darwen's policies and guidance. It does not respect local context, in particular, the scale and proportions of surrounding buildings. The proposed plots 1, 2 and in particular plot 4 are very large buildings in terms of height (9m above ground level based on the drawings) and massing which is out of proportion with the neighbouring properties so the scale and design of the development will be entirely out of keeping with the local area. The impact of the large massing and height of the building is further exacerbated by their close proximity to the boundary and adjacent properties e.g. Plot 2 and 4 dwellings are 9m from GL to roof, approx 20 wide (south / west face) and the building appears from the plan to be approximately 4m (or less for plot 2) from the boundary.

These houses should be two storey in keeping with the surrounding area with roof lines no higher than any of the surrounding buildings and set back from boundaries and adjacent buildings in accordance with Blackburn with Darwen's policies and guidance.

As presented the proposal would demonstrably harm the amenities enjoyed by local residents.

2. Need to avoid town cramming / overdevelopment of the site

RES 2A: Fronts, Backs, Sides & Boundaries

In relation to fronts, backs, sides and boundaries of properties, new residential developments will be required to meet all of the following criteria:

- i) properties exhibit a relationship to the street by virtue of the layout of doors and windows, boundary treatments and entrances to their curtilage;
- v) spaces to the rear of properties are private;

In addition in determining applications for residential infill development, Blackburn with Darwen must take into account the form, size and character of adjoining development. For the reasons set out under Point 1 the proposed location (approx 4 m from boundary), height (9m to roof line), massing (20m wide) of the dwellings on plot 1, and in particular plots 2 and 4 coupled with the close proximity of the buildings to each other and the surrounding existing building will adversely affect the amenities of both the residents of the proposed dwellings and existing residential property. There should be sufficient space between old and new buildings to maintain the amenity and privacy of adjoining houses.

I believe that the proposed development is a direct contravention of Blackburn with Darwen's policies and guidance. The proposed dwelling would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low density area. The applicant states that the proposed dwelling would have a large garden, but the nature and orientation of the plot means that the garden would actually be very small for dwellings of this size (see point 1). The proposal allows very little space for landscaping and I believe that it would lead to gross over-development of the site. The proposed development would not result in a benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space and does not provide private rear space at the rear of Plot 1, 2 and 4 (as required by RES 2A).

As presented the proposal would demonstrably harm both the occupiers of the development and the amenities enjoyed by local residents in particular represents a significant overdevelopment of the site.

3. Overlooking / privacy

The proposed site of development is at such an angle that the primary amenity area of my garden, a raised terrace with seating, would be severely overlooked from Plot 2 and 4 of the new development, resulting in a serious invasion of our privacy. Furthermore it would appear the rear windows of Plot 2 would look directly into my house.

I believe that the proposed development is a direct contravention of Blackburn with Darwen's planning policy and guidance. The design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that the proposed development would have a dominating impact on me and my right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

4. Architectural Features, Materials, Roofs and boundaries

RES 1B: Architectural Features and Detailing

In relation to architectural features and detailing, new residential development will be required to meet all of the following criteria:

- i) it is harmonised within the setting of the site both in terms of the colour and texture of materials used;
- ii) the features and detailing used are appropriate to the heritage and setting of the Borough and the local area, and do not introduce alien or incongruous elements

RES 2E New residential development must incorporate a roof design which is sympathetic to the existing context of the area. In assessing this, the Council will pay particular attention to the following:

- Roof form;
- Materials;
- Slope and height of pitch;
- Orientation of pitch;
- Continuity of roofline; and
- The use of features interrupting the roofline including dormers and chimneys / flues.

RES 7A: Materials

In relation to materials, new residential developments will be required to meet all the following criteria:

- i) the materials used area appropriate to the local setting in all respects including:
 - Type
 - Colour
 - Texture
 - Element size
 - Bonding

ii) the materials used are durable and of high quality, in order to create a development that has longevity and minimise maintenance requirements; and

iii) wherever possible, sustainable materials are used so as to contribute to energy conservation.

iv) Wherever practical, the Council will encourage the use of materials that are sourced locally.

It is not possible to assess compliance with the policy and guidance based on the high level indicative details provided with the application. I understand these very large buildings might be 'white' and fences 'metallic'. If this is correct the proposals are clearly not sympathetic with the local area or meet Blackburn with Darwen's Policy and guidance.

5. Inadequate parking and access

I believe that the proposed development does not provide sufficient parking space for the size of the dwellings to meet the requirements of the Blackburn with Darwen Planning Guidance. In addition to this, there is already intense on-street parking pressure on Chapeltown High Street and believe the proposed additional parking pressure as a result of the inadequate parking provision will damage both highway safety and residential amenity.

6. Non-compliance with Government guidance

Government Planning Policy Statement PPS1, Paragraphs 17 – 19: The Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to most valued townscapes and landscapes, wildlife habitats and natural resources.

Government Planning Policy Statement PPS3: Housing, Paragraphs 13-14: Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. LPAs should encourage development that creates places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.

I believe the proposal to contravene this guidance as it is to the detriment of the quality, character and amenity value of the area, as outlined in the points above.

7. Impact of construction work

I would also like to request that, should the application be approved, the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. The proposed

site of development is very small and contained, with no road frontage, so would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours.

In summary as presented the proposal would demonstrably harm the amenities enjoyed by local residents, represents a significant overdevelopment of the site, significantly impacts my privacy and both the occupiers and existing residents right to enjoy a quiet and safe residential environment, exacerbates a significant existing parking issue in the High St, and does not represent an improvement in terms of environment or valuable green space.

I would be grateful if the council would take my objections into consideration when deciding this application. I would welcome the opportunity to meet with a representative of the planning department at our home to illustrate my objections at first hand.

Yours sincerely

Chas King