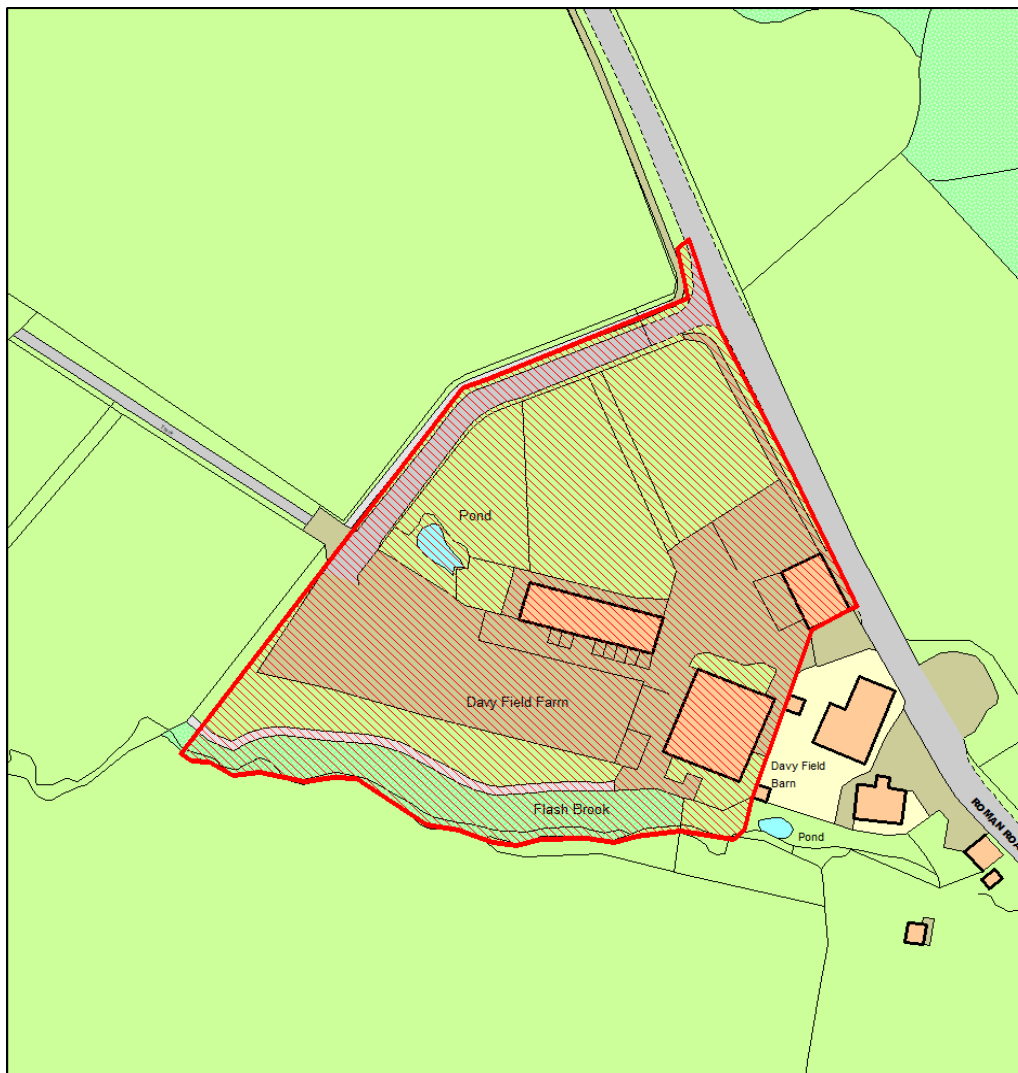


Proposed development: Variation/Removal of Condition/Minor Material Amendment for Variation of Condition No.2 pursuant to planning application 10/20/1036: "The erection of 19 no. dwellings, with associated infrastructure and landscaping works" - to introduce natural stone to side and rear elevations previously showing render

**Site address:
Davyfield Farm (former Wellybobs Limited)
Roman Road
Eccleshill
Darwen
BB3 3PJ**

Applicant: Applethwaite Limited

Ward: West Pennine Councillors: Jean Rigby, Julie Slater, Neil Slater



1.0 SUMMARY OF RECOMMENDATION

1.1 **Approve, subject to conditions**, as outlined in Section 4 of this report.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.0.1 This planning application is submitted under the provision of section 73 of the Town and Country Planning Act 1990 pursuant to the approval of application reference 10/20/1036 for 19 dwellings on the former Wellybobs Farm Park site, which was granted planning permission by this Committee at the meeting in July 2021, subject to a S106 agreement being secured. This s106 agreement has been signed by the developers, landowner and the local authority and was completed on the 29th July 2021.

2.0.2 This application presented to the Committee represents a Minor Material Amendment seeking to vary previously approved drawings (set out in condition no. 2), to amend the walling materials. The application is reported to Planning & Highways Committee in the interests of continuity as Members determined the application to which the condition is pursuant to.

2.0.3 The application proposes to vary condition no. 2 through amending the approved drawings by introducing natural stone to the side and rear elevations of some of the dwellings which were previously showing as being rendered.

2.0.3 The assessment finds the proposed amendment of replacing render with natural coursed stone will be a visual improvement when viewing the site from the public right of way network surrounding the site and also in partial views from Roman Road. In the interests of visual amenity and landscape character, it is therefore recommended that Members fully support this amendment.

2.0.4 Members are advised that the principle of the development is established under the original permission. Assessment of this application is strictly limited to the proposed variation of the condition relating to the approved drawings illustrating the proposed materials. In addition, Members are advised that this amendment does not affect any other planning conditions which were imposed.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site is within the boroughs designated countryside area, designated as Green Belt, situated off Roman Road, which runs adjacent to the site's eastern boundary, adjacent to Davy Field Farm, a Grade II listed building, and Davy Field Barn. Flash Brook forms the southern boundary of the site.

- 3.1.2 The site was formerly occupied by 'Wellybobs Farm', which was an adventure farm open to the public, with both indoor and outdoor facilities. The site received planning consent for this use under planning reference 10/09/0858. The consent for the adventure farm comprised of the following: indoor petting area; outdoor petting area; outdoor play area; zip wire; 9 hole mini golf; indoor play barn (which had a timber play frame, bouncy castle slide, bouncy castle and toddler soft play zone); reptile area; go-kart track; café; ice cream parlour; gift area; and party area. Additionally, the site has a large area of hardstanding that was utilised for visitor parking in connection with the tourist attraction. This farm park ceased business in 2017.
- 3.1.3 The site is visible in the wider area; from the road network travelling to the north and south of the site, the M65 motorway travelling in east to west and vice versa, and from an extensive Public Right of Way (PROW) network exists in the locality which enables mid-long range views of the site. PROW no.37 (Eccleshill) crosses the site and is proposed to be diverted as part of the proposals.

3.2 Proposed Development

- 3.0.1 The application was approved by Planning and Highways Committee in July subject to a number of planning conditions and completion of a s106 agreement to secure developer contributions. One of the conditions related to the list of approved amended plans. It stated:

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

LP01 Rev. A: Location Plan;
0001 Rev. I: Proposed Site Layout;
BT01: Boundary Treatments;
VP01: Volume Plan;
WM01: Waste Management Plan;
1826-01 Rev C: Detailed landscape proposals;
2930-01 Rev. A: Visibility Plan;
19-145-HT-E: House Type E;
19-145-HT-G: House Type G
19-145-HT-H: House Type H
19-145-HT-J: House Type J
19-145-GA01-A: Garage

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

- 3.0.2 The proposals relate to the House Type Drawings and propose that where render was previously shown within some side and rear elevations; **these elevations will now be faced in natural stone.**

3.3 Development Plan

3.3.1 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.2 Core Strategy:

Policy CS16: Form and Design of New Development

Policy CS17: Built and Cultural Heritage

Policy CS18: The Borough's Landscapes

3.3.3 Local Plan Part 2:

Policy 11: Design

Policy 39: Heritage

Policy 41: Landscape

3.3.4 National Planning Policy Framework (2021)

Assessment

3.1.4 Members will be aware that the 2021 National Planning Policy Framework seeks to improve the standard of design. The application site is in a relatively rural location and the site is highly visible in views from Roman Road and the Public Right of Way network in this locality which enables elevated views of the site.

Below are extracts from the submitted revised house type and street scene drawings, received on the 1st September 2021.

ROMAN ROAD, DARWEN HOUSE TYPE PACK



general notes:
 (1) Not scale the drawing
 all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. This drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not included on this drawing. Copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.

PLANNING

Client	Project ROMAN ROAD DARWEN	Drawing Title TYPE E 1026SQ.FT.	Job No 19-145	Drawing No HT-E	Rev A
			Drawn by AJT	Checked [Signature]	Scale @ A1 1:100 @ A3
					Date 20/10/2020

general notes:
 1) to not scale the drawing.
 all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. this drawing is to be used in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on this drawing. copyright reserved to arch associates ltd. and this drawing may not be used or reproduced without prior written consent.

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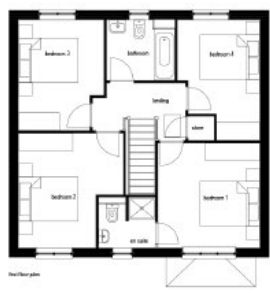
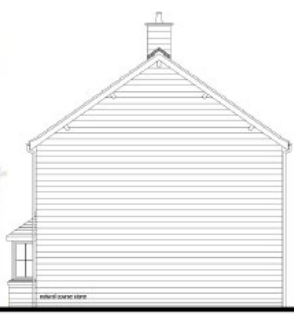
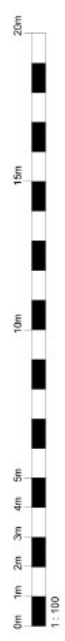
Client PROJECT ROMAN ROAD DARWEN	Drawing Title TYPE G 1209SQ.FT.	Job No. 19-145	Drawing No. HT-G	Rev. A	Date 25/10/2020	
		Drawn: AH	Checked: AH	Scale @ A3 1:100 @ A3		

general notes:
 1) to not scale the drawing.
 all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. this drawing is to be used in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on this drawing. copyright reserved to arch associates ltd. and this drawing may not be used or reproduced without prior written consent.

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Client PROJECT ROMAN ROAD DARWEN	Drawing Title TYPE H 1276SQ.FT.	Job No. 19-145	Drawing No. HT-H	Rev. A	Date 10/08/2021	
		Drawn: JS	Checked: JS	Scale @ A3 1:100 @ A3		

General notes:
 1. Check scale of the drawing.
 2. All dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. This drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on this drawing. Copyright reserved for mck associates ltd. and this drawing may not be used or reproduced without prior written consent.



PLANNING

Client:	Project: ROMAN ROAD DARWEN	Drawing No: TYPE J 1340SQ.FT.	Job No: 19-145	Drawing No: HT-J	Rev: A	
			Design: JS Checked:	Scale @ A3: 1:100 @ A3 Date: 10/08/2021		



PLANNING

Client: APPLETHWAITE HOMES			Project: ROMAN ROAD, DARWEN	
Drawing Title: PROPOSED GARAGE			architecture building surveying urban design burnaby villa ■ 48 wadding street road ■ fulwood ■ preston ■ pr2 8bp tel: 01772 774510 fax: 01772 774511 email: mck@mckassociates.co.uk	
Design: ELC Checked: PCSA Scale: 1:100 @ A1 Date: 21/10/2020	Job No: 19-145 Drawing No: GA01 Rev: B			



3.1.5 Officers consider that the proposed change to the materials to remove the render proposed to the rear and side elevations of properties and replace with natural course stone, a material which is more reflective of its countryside location. The proposed change will result in a visual improvement to the approved scheme and will improve the developments relationship with the Grasde II listed farmhouse and barn. For these reasons: Officers recommend that Members support these proposals.

4.0 RECOMMENDATION

4.1 Approve subject to:

(i) Delegated authority is given to the Strategic Director of Place to approve planning permission, subject to an agreement under Section 106 of the Town & Country Planning Act 1990, relating to the payment of £125,315; Payments are to be made prior to commencement of development:

- £40,000 for education;
- £84,074 for affordable housing; and,
- £1,241 for monitoring costs

Should the Section 106 agreement not be completed within 6 months of the date of the planning application being received, the Strategic Director of Place will have delegated powers to refuse the application.

1. The development must be begun not later than the expiration of three years from the date of the original planning permission 10/20/1036 i.e. 30th July 2021.

REASON: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

LP01 Rev. A: Location Plan;
0001 Rev. I: Proposed Site Layout;
BT01: Boundary Treatments;
VP01: Volume Plan;
WM01: Waste Management Plan;
1826-01 Rev C: Detailed landscape proposals;
2930-01 Rev. A: Visibility Plan;
19-145-HT-E Rev. A: House Type E; received 1st September 2021;
19-145-HT-G Rev.A: House Type G received 1st September 2021;
19-145-HT-H Rev. A: House Type H received 1st September 2021;
19-145-HT-J Rev. A: House Type J received 1st September 2021;
19-145-GA01-B: Garage received 1st September 2021;

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

3. No development shall take place until an Environmental Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP shall demonstrate compliance with:
(i) the mitigation measures and reasonable avoidance measures set out in Section 7 of the 'Preliminary Ecological Appraisal' by Envirotech Ecological Consultants dated 03 February 2020;
The EMP shall include a timetable for the implementation/duration of any measures identified in (i). Development shall thereafter be carried out in strict accordance with the measures and timetable contained within the duly approved EMP.

REASON: To ensure that appropriate measures are implemented as part of the development to mitigate the impact of operations during the construction, operational and decommissioning phases of development, to provide adequate compensation for any habitat loss arising as a result of the development, to ensure that the development does not adversely affect the favourable conservation status of protected species and to secure appropriate biodiversity enhancements as part of the development in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan and the National Planning Policy Framework.

4. No development shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
(i) Details of a construction exclusion zone (including protective fencing of a height and design which accords with the requirements BS 5837: 2012) to be formed around the root protection areas of those trees to be retained along Flash Brook;

- (ii) Details of any excavation to take place within the root protection areas of those trees to be retained;
- (iii) Details of the foundations of any building, hardstandings and/or boundary treatments to be constructed within the root protection areas of those trees to be retained.

The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the entirety of the construction period.

REASON: To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development before any construction works commence and in the interests of safeguarding biodiversity, in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan 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. No part of the development hereby approved shall commence until a scheme for the construction of the site egress and the off-site works of highway improvements to the new footway to link up to the existing footway along Roman Road has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority and implemented to the satisfaction of the Local Planning Authority. The works shall be completed, prior to the first use of the new egress.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the necessary highway scheme/works are acceptable before work commences on site in accordance with Policy 10 of the Blackburn with Darwen Local Plan Part 2.

7. 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.

8. No works shall take place until a Habitat and Landscape Management Plan (HLMP) for all landscaped areas of the site (excluding privately owned domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The HLMP shall include details of the following:
 - (i) protection measures for Flash Brook and the surrounding trees during the course of construction;
 - (ii) management and maintenance measures for the landscaping of the site, including the Public Open Space
 - (iii) long term design objectives;
 - (iv) management responsibilities;
 - (v) maintenance schedules; and
 - (vi) a timetable for implementation.

The HLMP shall thereafter be implemented in full accordance with the duly approved details and timetable contained therein.

REASON: In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with the requirements of Policies 8, 9 and 41 of the Blackburn with Darwen Local Plan and the National Planning Policy Framework.

9. Prior to commencement of development, a scheme employing the best practicable means for the suppression of dust during the period of demolition/construction shall be submitted and approved in writing by the Local Planning Authority. The approved measures in the scheme shall be employed throughout this period of development unless any variation has been approved in writing by the Planning Authority.

REASON: To ensure that satisfactory measures are in place to alleviate any dust & dirt impact at adjacent residential premises.

10. No development shall take place until a method statement for the removal/control of any invasive plant species (as defined within the Wildlife and Countryside Act 1981, as amended) which fall within the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
 - (i) measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works) and to ensure that any soils brought to the site are free of the seeds, root or stem of any invasive plant (as defined by the Wildlife and Countryside Act 1981, as amended).

- (ii) a timetable for implementation (including any phasing for removal/control on different parts of the site);

The development shall thereafter be carried out in accordance with the details, timetable and phasing contained within the duly approved method statement.

REASON: To ensure the satisfactory treatment and disposal of invasive plant species and site preparation works before any development commences on affected areas of the site in accordance with the requirements of the National Planning Policy Framework and the Wildlife & Countryside Act 1981 (as amended).

11. Prior to the commencement of development hereby approved, the developer must submit to the Local Planning Authority for written approval:

(i) Two copies of a comprehensive desk study report, including a preliminary conceptual site model (CSM) in text, plan and cross-section form. Where necessary, detailed proposals for subsequent site investigation should also be included, clearly based on the CSM.

(ii) Two copies of the findings of the approved site investigation work (where necessary), including an appropriate assessment of risks to both human health and the wider environment, from contaminants in, on or under the land (including ground gas). If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, along with an updated CSM. No deviation shall be made from this scheme without the written agreement from the Local Planning Authority.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Local Plan Part 2.

12. No above-ground works shall take place until a scheme to protect future occupiers from passing road noise from Roman Road and the M65 motorway has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a written glazing and ventilation scheme that demonstrates adequate provision to prevent traffic noise within the dwellings hereby approved.

The approved scheme must be implemented and retained for the duration of the approved use. The scheme shall thereafter be implemented in accordance with the duly approved details prior to occupation of any of the dwellings hereby approved.

REASON: To ensure the implementation of appropriate noise attenuation measures for the proposed dwellings in order to achieve satisfactory living conditions for future occupiers of the development in accordance with the requirements of Policy 8 of the Blackburn with Darwen Local Plan Part 2 and the National Planning Policy Framework.

13. Notwithstanding any description of materials in the application and the requirements of condition no. 2 [approved plans] of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual

amenity in accordance with the requirements of Policies 8 i.), 11 and 41 of the Blackburn with Darwen Local Plan Part 2 and the National Planning Policy Framework.

14. No above-ground works shall begin until, a comprehensive and detailed schedule or works, together with detailed drawings and a schedule of materials relating to the repair work to Davy Field Farmhouse, shall be submitted to and approved in writing by the local planning authority. The schedule and drawings shall be in accordance with the Condition Survey accompanying the application and include all proposed work to windows, doors, brickwork, stonework, including bonding and plaster jointing, timber work (including jointing), plasterwork, roof material and rainwater goods and shall include details of design and appearance.

REASON: To ensure the listed building is repaired and restored sympathetically to preserve the character and appearance of the Listed Building, in accordance with Policy 39 of the Blackburn with Darwen Local Plan Part 2 and the National Planning Policy Framework.

- A condition requiring the full repair of Davy Field Farmhouse within a timely manner will be imposed. The full wording of this will be provided in the Update Report.
15. 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.

16. No above ground works shall take place until a scheme for the provision and maintenance of an 8 metre buffer zone (measured from the bank top of the watercourse) alongside the watercourse of Flash Brook has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) a plan showing the extent and layout of the buffer zone; and
- (ii) details to demonstrate how the buffer zone will be protected during construction; and
- (iii) details of how the buffer zone will be maintained and managed after the development is completed.

The scheme shall be implemented in accordance with the duly approved details, and the buffer zone maintained as such thereafter.

REASON: To protect the riparian habitat of the watercourse, to ensure satisfactory access to maintain the watercourse and to preserve and enhance its ecological interest in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan, and the National Planning Policy Framework.

17. Prior to the construction of any of the streets referred to in the previous condition full engineering, drainage, street lighting and constructional details of the streets shall be

submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy 10 of the Blackburn With Darwen Borough Local Plan Part 2.

18. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment and Drainage Strategy (Ref No. 30807/LRD, Dated October 2020). No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding and to accord with the requirements of Local Plan Part 2, Policy 9 and the National Planning Framework and Planning Practice Guidance.

19. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the landscaping scheme for the site shown on drawing no. 1924-01-C shall be carried out during the first planting after the development is substantially completed and the areas which are landscaped shall be maintained as landscaped areas thereafter in accordance with the details shown on the approved plan. 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 appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene, the countryside, and to provide biodiversity enhancements in accordance with the requirements of Policy 9 of the Blackburn with Darwen Local Plan Part 2, and the National Planning Policy Framework.

20. Prior to the construction of any of the streets referred to in the previous condition full engineering, drainage, street lighting and constructional details of the streets shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policy 10 of the Blackburn With Darwen Borough Local Plan Part 2.

21. Prior to the occupation of the development hereby approved, two copies of a comprehensive Validation Report shall be submitted to and approved in writing by the Local Planning Authority. The Validation Report shall demonstrate effective remediation in accordance with the agreed remediation scheme and updated CSM. All the installed remediation must be retained for the duration of the approved use,

and where necessary, the Local Planning Authority should be periodically informed in writing of any ongoing monitoring and decisions based thereon.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site, that the risks it presents have been appropriately assessed, and that the site can be made 'suitable for use', as such, does not pose a risk to future users of the site or the wider environment in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Local Plan Part 2.

22. Prior to occupation of any of the dwellings hereby approved, the following mitigation measures shall be implemented:
- a. There shall be one electric vehicle charging point at each house with a garage or driveway. An appropriate charging point for a single dwelling will have a Type 2 connector and a minimum rating of 3.7kW 16A. External points will be weatherproof and have an internal switch to disconnect electrical power; and,
 - b. Gas fired domestic heating boilers shall not emit more than 40mg NO_x/kWh.

REASON: In accordance with Policy 36 of the Blackburn with Darwen Borough Local Plan Part 2 and Paragraph 110 of the National Planning Policy Framework 2019, which states that developments should be designed to enable charging plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

23. 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, biodiversity (Flash Brook), or detract from visual amenity in the surrounding area as a result of light pollution in accordance with the requirements of Policies 8, 9, 11 and 41 of the Blackburn with Darwen Local Plan Part 2 and the National Planning Policy Framework.

24. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

25. Prior to the occupation of the development hereby approved, the car parking spaces identified on Drawing Number; 001 Rev. I shall be implemented and thereafter retained.

REASON: To ensure that off-street parking is maintained for the safe, efficient and convenient movement of all highway users and occupiers of the development in accordance with Policies 8, 10 and 11 of the Blackburn with Darwen Borough Local Plan Part 2.

26. Prior to the occupation of any of the dwellings hereby approved, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

REASON: To ensure that the estate streets serving the development are maintained to an acceptable standard in the interest of residential / highway safety in accordance with Policy 10 of the Blackburn with Darwen Borough Local Plan Part 2.

27. 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.

28. 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 the countryside in which it is set, and the amenities of nearby residents in accordance with Policies 8, 11 and 41 of the Blackburn with Darwen Local Plan Part 2.

29. Notwithstanding the provisions Schedule 2 Part 14 Classes A-I of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, or any Order revoking and re-enacting that Order, no microgeneration equipment shall be attached to 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.

5.0 PLANNING HISTORY

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

Site of proposed new dwellings

Planning App	Development Description	Decision	Approved Date
10/21/1036	The erection of 19 dwellings, with associated infrastructure and landscaping works	Approved	30/07/2021
10/05/1036	Demolition of outbuildings and conversion of barn to one dwelling within curtilage of Listed Building	Approve	19/12/2006
10/05/1037	Demolition of outbuildings and conversion of barn to one dwelling within curtilage of Listed Building (Listed Building Consent app to 10/05/1036)	Consent	19/12/2006
10/09/0858	Change of use from farm/farm buildings to a commercial farm park with new carpark and access from Roman Road	Approve	25/01/2010
10/10/0440	Variation of condition No 10 on 10/09/0858 (Extension of footway frontage)	Approve	21/06/2010
10/11/0652	Regularisation of extant planning permission 10/09/0858 to ensure that operation on site is consistent with that set out in the approved permission	Approve	07/03/2015

Grade II Listed Building – Davy Field Farmhouse

Planning App Ref.	Development Description	Decision	Approved Date
10/77/2118	Outline - Conversion of farmhouse to licensed restaurant with flat over	Refuse	10/02/1978

10/04/0413	Mono pitched roof conservatory replacing Annex/Foyer	Approve	05/07/2004
10/04/0273	Build conservatory in place of porch	Approve	05/07/2009
10/05/1036	Demolition of outbuildings and conversion of barn to one dwelling within curtilage of Listed Building	Approve	19/12/2006
10/05/1037	Demolition of outbuildings and conversion of barn to one dwelling within curtilage of Listed Building (Listed Building Consent app to 10/05/1036)	Consent	19/12/2006
10/07/1038	Conversion of existing barn to dwelling with retention of part of existing lean to	Approve	26/11/2007

6.0 CONSULTATIONS

6.1 The S73 application was advertised by site notice on the 14th September 2021, and press notice on the 28th September 2021. In addition, the same individual neighbouring properties were consulted as with application 10/20/1036 on the 3rd September 2021, together with the Eccleshill and Waterside Parish Council. No representations have been received at the time of writing this report.

7.0 **CONTACT OFFICER: Claire Booth, Senior Planner MRTPI**

8.0 **DATE PREPARED: 07 October 2021**