



DEVELOPMENT CONTROL COMMITTEE

REMOTE MEETING - LIVESTREAM ON YOUTUBE

**Thursday, 25th February, 2021 at 6.30
pm**

SUPPLEMENTARY AGENDA

11) *Late Correspondence*

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DEVELOPMENT CONTROL COMMITTEE

Thursday 25th February 2021

Late Correspondence/Verbal Reports

AGENDA ITEM 6

Agenda Item 6f

FUL/2020/0337 The New Black Bull, 4-6 Mill Street, Padiham

As set out in the Officer Report, during the determination process the plans were altered and the neighbours were reconsulted. Following publication of the report, a further two letters of objection have been received raising the following concerns:

- Ongoing construction activity, including the burning of waste and hours of work, negatively impacting on neighbouring amenity
- Loss of privacy to the rear of properties on Shuttleworth Street due to increased comings and goings from occupants as the main access is via the rear alley
- Any future loss of the boundary wall would result in increased overlooking to the rear of properties on Shuttleworth Street
- Increased noise and disturbance
- Street lighting will shine directly into bedroom windows overlooking the rear alley
- The rear alley is used by residents for parking (6 spaces) and to access Smithy's Court. The installation of street-lights would restrict manoeuvring leading to a loss of parking.
- Loss of residents parking spaces on the rear alley to residents of the flats
- Inadequate on-street capacity to accommodate parking for 5 additional dwellings
- Bins will be kept on the back alley rather than beneath the kitchen window as shown on the plans, causing obstacles in the highway and attracting vermin
- Inadequate storage for bins within the private yard
- 5 flats is over-development of the site and will cause harm to neighbouring amenity, 3 flats with access off Mill Street would be more acceptable

Officer Comments:

The late comments raise issues that have already been considered in the Report before committee. Complaints regarding the burning of waste have been forwarded to the Council's Environmental Health Team.

Agenda Item 6i

FUL/2020/0568 - Bay Horse Hotel, 17 Church Square, Worsthorne-with-Hurstwood Pages

Following publication of the report additional comments have been received from the County Highways Officer 2 additional comments have been requested. Please see comments below:

LCC Highways:

With respect to this application we would not wish to raise an objection to the principle of the development.

It is noted that there is no off street parking provided with the application, it is felt that the forecourt of the pub should be kept clear of tables etc. to allow for some off street parking. Whilst the existing premises show no provision the development with increased tables will inevitably lead to an increase in car journeys to the premises.

The proposal makes references to external lighting whilst details of thy fittings have been provided, there are no plans showing where these will be located on the facia of the building.

In order to progress the application we would look for either further submissions showing the type and location of lighting proposed or suitable condition(s) drawn up in order ensure that the lighting can be approved at a later date. Additional plans showing some off street parking are also expected.

Should you wish to approve the application we would look for the attached conditions to be added to your decision notice:

Additional Condition 4

- Lighting general. Any external source of lighting shall be effectively screened from the view of a driver on the adjoining public highway.
Reason: To avoid glare, dazzle or distraction to passing motorists.

Additional Condition 5:

- Construction deliveries outside peak traffic. Deliveries to the approved development shall only be accepted between the hours of (9.30am) and (2.30pm) Monday – Friday, to avoid peak traffic on the surrounding highway network.
Reason: In the interest of highway safety.

Agenda Item 6k

OUT/2020/0255 Walshaw Mill, Talbot Street, Briercliffe

Following publication of the report, the agent has submitted marketing evidence in support of the scheme. The marketing campaign post-dates the submission of the application, covering a 9 month period from June 2020 to February 2021.

The supporting information sets out that during this time the property has been the subject of proactive and widespread marketing including the circulation of details to industrial occupiers and agents throughout the North West. The details were also circulated to local investor developers who would view the property as an opportunity to sub-divide into smaller units. There have been various viewings but no offers forthcoming. It is the commercial agent's view that the lack of interest is due to its compromised location and access and that it would be more appropriate for redevelopment.

Officer's Response

Local Plan Policy EMP3 requires evidence of at least 12 months marketing and there are no exceptional circumstances that would lead us to depart from this requirement. There

are also significant gaps in the marketing evidence, including the asking price which has not been disclosed and as such there is no way of knowing whether the lack of interest is because the asking price is above market value; and no details of the third party viewings which we would expect to be provided together with full reasons as to why no offers were forthcoming.

The marketing evidence provided does not meet the minimum 12 months required by Policy EMP3 and the information arising from it lacks depth and detail. Accordingly, it remains the view that the loss of the site for employment use would be unwarranted due to lack of appropriate marketing assessment, or other substantive evidence, that there is no reasonable prospect of the continued use of the site for employment use. The proposal remains contrary to Policy EMP3.

The agent also takes the view that approval of the outline application for demolition of the existing mill would not prevent the Council from requiring its partial retention at the Reserved Matters stage.

Officers view

The outline application before Committee seeks permission for the demolition of the mill and any forthcoming consent would, by the nature of the description of development, give in principle consent for its demolition. If the applicant wishes to pursue a scheme to retain the mill or parts thereof, this needs to be made through a full application. Officers advise that the application before Committee includes the demolition of the mill and should be considered on that basis.

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