

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 20<sup>th</sup> January 2026

**Present:** Councillor Procter (Chair)  
Councillor Eaton (Vice Chair)  
Councillor Ashworth  
Councillor Norton (in part)  
Councillor Gill (sub)  
Councillor Hodgkiss  
Councillor Payne (sub)

**In Attendance:** James Dalglish, Principal Planning Officer  
Claire Bradley, Senior Planning Officer  
Chris Dobson, Planning Officer  
Clare Birtwistle, Head of Legal (Monitoring Officer)

**Also Present:** Councillors Neal and Woods  
4 members of the public  
1 press

**1. APOLOGIES FOR ABSENCE**

Apologies were received by Councillor Kenyon (Councillor Gill subbed) and Councillor Adshead (Councillor Payne subbed).

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 8<sup>th</sup> December 2025 be signed by the Chair and agreed as a correct record.

**3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**4. URGENT ITEMS OF BUSINESS**

There were no urgent items of business.

**PLANNING APPLICATIONS**

The Chair noted that the Planning Officers would be outlining the main points of the applications and any relevant additional information. The Committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

**5. 2025/0356 – 118 Laneside Road, Haslingden, Rossendale, Lancashire, BB4 6PG (ITEM B1)**

The Senior Planning Officer introduced the application as detailed in the report including the site details, relevant planning history, proposal and consultation and representation responses received.

A proposal was moved and seconded to approve the application in line with the Officer's recommendation.

Moved: Councillor Eaton  
Seconded: Councillor Ashworth

Voting took place on the proposal, the result of which was as follows: -

FOR	AGAINST	ABSTENTION
6	0	0

**Resolved:**

That Members grant planning permission subject the conditions below:

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

*Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.*

2. The development shall be carried out in accordance with the planning application form received 22.08.2025 and the following drawings and documentation unless otherwise required by the conditions below:

Location Plan received 22.08.2025

Drawing No: 17023 1 - Existing Elevations received 22.08.2025

Drawing No: 17023 2 – Existing Plans received 22.08.2025

Drawing No: 17023 3A – Revised Proposed Elevations received 27.11.2025

Drawing No: 17023 4A – Revised Proposed Plans received 27.11.2025

Drawing No: 17023 5A – Revised Proposed Roof Plans received 27.11.2025

Drawing No: 17023 6 – Revised Existing and Proposed Site Plans received 02.09.2025

*Reason: To define the permission and in the interests of the proper development of the site.*

3. All materials used in the development shall be as detailed on the approved plans.

*Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.*

**6. 2025/0227 – Land on the North East side of York Avenue, Haslingden, Rossendale (ITEM B2)**

The Planning Officer introduced the application as detailed in the report including the site details, relevant planning history, proposal and consultation and representation responses received.

A proposal was moved and seconded to approve in line with the Officer's recommendation subject to the conditions detailed in the report.

Moved: Councillor Eaton  
Seconded: Councillor Ashworth

Voting took place on the proposal, the result of which was as follows:-

FOR	AGAINST	ABSTENTION
6	0	0

**Resolved:**

That Members approve the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the application form received 11.06.2025 and the following documents and drawings, unless otherwise required by the conditions below:

- Location Plan received 09.03.2023
- Drawing No: ML/PS/6213 Layout and elevations received 09.03.2023
- Design and Access Statement received 09.03.2023
- Planning Statement received 22.08.2023
- Preliminary Ecological Appraisal received 29.08.2023
- Waste Management Strategy received 29.08.2023
- Planting Scheme and Management Plan received 11.06.2025
- Appendix A - Tree Planting Explanatory Notes
- Appendix B - Planting Root Ball or Containerised Trees and Mulching
- Appendix C - Tree Planting Scheme
- Drawing No: dwg-tjba-holmtree-knowsley park way-180823 - Entrance details
- Drawing No: dwg-tjba-holmtree-knowsley park way-prop drainage-rev4-As Built received 18.11.2025
- Report-tjba-holmtree-knowsley park way-drainage validation-rev0 received 18.11.2025

*Reason: To define the permission and in the interests of the proper development of the site.*

*Reason: To protect the amenity of the adjoining land users/occupiers.*

2. No materials shall be used on the elevations of the proposed development other than those referred to on the approved plans.

*Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.*

3. Prior to first occupation of any of the units hereby approved, secure covered cycle storage suitable for 4 bicycles shall be provided within the boundaries of the site. The facility shall be retained thereafter.

*Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.*

4. Prior to first use of any of the units, the car parking shall be laid out in accordance with the approved plans and kept free for the parking of vehicles for the lifetime of the development.

*Reason: For highway safety to prevent overspill parking onto the highway.*

5. Prior to first occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

*Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.*

6. The sustainable drainage strategy shall be implemented in full prior to first use of any of the approved units, and thereafter retained, managed, and maintained in accordance with the approved details.

*Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.*

7. The approved surface water sustainable drainage system, shall hereafter be maintained in perpetuity.

*Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.*

8. The development shall be maintained and managed in accordance with the approved sustainable drainage management and maintenance 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.*

9. The approved scheme of hard and soft landscaping, planting and boundary treatment shall be completed in full prior to first occupation of any of the approved units.

Any trees or plants which within a period of 15 years of first occupation of the units die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

*Reason: In the interests of ecology, biodiversity and visual amenity.*

## **7. 20250456 – Land South of Hardman Avenue, Rawtenstall, Rossendale (ITEM B3)**

The Principal Planning Officer introduced the application as detailed in the report including the site details, relevant planning history, proposal and consultation and representations responses received.

Ms Pemberton spoke in favour of the application. Members asked questions for clarification purposes only.

A proposal was moved and seconded to approve in line with the Officer's recommendation subject to the conditions detailed in the report.

Moved: Councillor Ashworth

Seconded: Councillor Eaton

Voting took place on the proposal, the result of which was as follows:-

FOR	AGAINST	ABSTENTION
6	0	0

**Resolved:**

That Members approve the application subject to the below conditions and subject to the terms of the existing S.106 Agreement (under 2023/0462):

1. The development hereby permitted shall be begun before the expiration of three years from the 21<sup>st</sup> July 2025 (the date of appeal decision APP/B2355/W/25/3361545).

*Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following drawings and documents, unless otherwise required by the conditions below:

- Location Plan (MCI-096-DR-A-509-D)
- Site Layout (MCI-096-DR-A-500-AF)
- General Arrangement Plan (UG\_1980\_LAN\_GA\_DRW\_101 P19)
- Hard Landscape Plan (UG\_1980\_LAN\_HL\_DRW\_201 P17)
- Soft Landscape Plan (Full Site) (UG\_1980\_LAN\_SL\_DRW\_301 P18)
- Soft Landscape Plan (1) (UG\_1980\_LAN\_SL\_DRW\_302 P15)
- Soft Landscape Plan (2) (UG\_1980\_LAN\_SL\_DRW\_303 P15)
- Soft Landscape Plan (3) (UG\_1980\_LAN\_SL\_DRW\_304 P16)
- Retaining Wall Proposal
- Boundary Treatment Plan (MCI-096-DR-A-501-O)
- Hard Surface Plan (MCI-096-DR-A-503-H)
- Drainage Appraisal (20-01 Drainage Layout-20-01B)
- The Leadmill Working Drawing Pack (22CORE-KMH\_LEADMILL\_END\_AS\_DR-A-1320)
- Farley Drawing Pack (22CORE-KMH-FARLEY\_DET\_AS-DR-A-5140)
- Holgate Drawing Pack (22CORE-KMH-HOLGATE\_END\_AS-DR-A-5050)
- Seacourt Drawing Pack (22CORE-KMH-SEACOURT\_END\_AS-DR-A-5250)
- Ashburn Drawing Pack (22CORE-KMH-ASHBURN\_END\_AS-DR-A-5230)
- Walkham Drawing Pack (22CORE-KMH-WALKHAM\_END\_AS-DR-A-5110)
- Welfare Plan (MCI-096-DR-A-506-E)
- Longitudinal Sections (20-03 Longitudinal Sections-20-03B)
- EV Charging Plan (MCI-096-DR-A-505-H)
- Materials Distribution Plan (MCI-096-DR-A-508-L)
- Parking Provision Plan (MCI-096-DR-A-510-E)
- Site Section A-A (MCI-096-DR-A-511-B)
- Site Section B-B (MCI-096-DR-A-511-E)
- Interface Plan (MCI-096-DR-A-512-E)
- M4(2) House Types (MCI-096-DR-A-513-E)
- PROW Plan (MCI-096-DR-A-514-D)

- PV Plan (MCI-096-DR-A-515-E)
- Renusol Dachhaken Eco Basic (019755 REV. 1)
- Renusol solar PV certification details (06)
- Renusol Eco hook mount details and solar PV mounting rail details
- Variosole installation details and manual
- Demolition Plan (MCI-096-DR-A-517-B)
- Refuse Plan (MCI-096-DR-A-520-F)
- Fire Appliance Plan (MCI-096-DR-A-526-E)
- Biodiversity Net Gain Design Stage Assessment (October 2025 Rev 01)
- Arboricultural Impact Assessment (UG-1980\_ARB\_AIA\_01\_REV\_07\_FINAL)
- Arboricultural Method Statement (UG\_ARB\_AMS\_01\_REV\_02\_FINAL)
- Precautionary Method of Works (UG\_1980\_ECO\_PMoW\_01, April 2024)
- Pond Access Works (MCI-096-DR-A-521)
- Loading Out Plan (MCI-096-DR-A-522-A)
- Application form

*Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.*

3. No development shall take place until a detailed habitat enhancement, management and monitoring plan (covering the entire site and any related watercourses) has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details, and all agreed management and monitoring measures shall be implemented for the lifetime of the development.

*Reason: In the interests of protecting and enhancing biodiversity.*

4. No development shall take place until a further precautionary check of the site for badger setts has been carried out by a qualified ecologist, and the results submitted to and approved in writing by the Local Planning Authority. Should evidence of badgers be found, appropriate mitigation measures shall be agreed in writing by the Council and the development implemented in accordance with the approved details.

*Reason: In the interests of protecting badgers.*

5. Prior to any above ground works taking place, an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
  - Identify retained features on site that are potentially sensitive to lighting for bats;
  - Identify proposed features for bats and;
  - Through appropriate isolux plans, demonstrate clearly that any impacts on bats is negligible.

Any external lighting shall thereafter be installed in accordance with the agreed details.

*Reason: In the interests of protecting and enhancing biodiversity.*

6. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been

carried out immediately prior to clearance and written confirmation provided that no active bird nests are present, which has been agreed in writing by the Local Planning Authority.

*Reason: In the interests of protecting and enhancing biodiversity.*

7. The development shall be implemented in strict accordance with the Reasonable Avoidance Measures Method Statement for Amphibians and Mammals contained in the approved Precautionary Method of Works (ref: UG\_1980\_ECO\_PMoW\_01).

*Reason: In the interests of protecting and enhancing biodiversity.*

8. Prior to any earthworks taking place, a method statement detailing eradication and/or control and/or avoidance measures for Himalayan Balsam and Rhododendron shall be submitted to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full.

*Reason: To prevent the spread of invasive plant species.*

9. Prior to any demolition works taking place, a further survey of the building(s) to be demolished for bats and bat roosting potential shall be carried out by a qualified ecologist. The results of the survey (along with any proposed mitigation measures if necessary) shall be submitted to and approved in writing by the Local Planning Authority, and any necessary mitigation measures implemented before demolition takes place.

*Reason: In the interests of protecting and enhancing biodiversity.*

10. Notwithstanding any information submitted with the application, no development (other than demolition) shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where potential risks are identified, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority, prior to development (other than demolition) taking place.

The Investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment. Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan). The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

*Reason: To mitigate risks associated with land contamination and prevent pollution.*

11. Pursuant to condition 10 and prior to first occupation of any part of the development, a verification report, which validates that all remedial work undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To mitigate risks associated with land contamination and prevent pollution.*

12. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.

*Reason: To mitigate risks associated with land contamination and prevent pollution.*

13. No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The surface water sustainable drainage strategy shall be based upon the submitted site-specific flood risk assessment (HYD836\_CARR.FARM\_FRA&DMS, Rev 4.0, February 2024, Betts Hydro) and indicative surface water sustainable drainage strategy (Drawing 20-01 Drainage Layout-20-01B, Mono Civil Design Consultants), and the sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum:

- a. Sustainable drainage calculations for peak flow control and volume control for the:
  - i. 100% (1 in 1-year) annual exceedance probability event,
  - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep,
  - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep.
- b. Final sustainable drainage plans appropriately labelled to include, as a minimum:
  - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary,
  - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels,
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate,
  - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems,
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL,
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary,

- vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components.
- c. Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
- d. Evidence of an assessment of the existing culverted watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- e. Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.
- f. Phasing plan for the construction of the surface water sustainable drainage system.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

*Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.*

- 14. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority. The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:
  - a. Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site,
  - b. Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

*Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with the National Planning Policy Framework.*

15. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:

- a. A timetable for its implementation,
- b. Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership,
- c. Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues,
- d. The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity,
- e. Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life,
- f. Details of whom to contact if pollution is seen in the system or if it is not working correctly, and
- g. Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

*Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of the National Planning Policy Framework.*

16. The occupation of each phase of the development shall not be permitted until a site-specific verification report for that phase, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings.

The scheme shall thereafter be maintained in perpetuity.

*Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.*

17. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning

Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i. The parking of vehicles of site operatives and visitors,
- ii. The loading and unloading of plant and materials,
- iii. The storage of plant and materials used in constructing the development,
- iv. The erection and maintenance of security hoarding,
- 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,
- viii. Routing of delivery vehicles to/from site.

*Reason: In the interests of highway safety.*

18. Construction-related deliveries to the approved development shall only be accepted between the hours of 9.30am and 3.00pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

*Reason: In the interests of highway safety.*

19. Construction works shall not take place outside the following hours:

- Monday to Friday: 08:00 to 18:00
- Saturday: 08:00 to 13:00

Construction works shall not take place on Sundays or Bank or Public Holidays.

*Reason: In the interests of residential amenity.*

20. Prior to commencement of any development, but excluding demolition works, a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and shall be implemented prior to the first occupation of any dwelling:

- i. New site access with parking restrictions for junction protection,
- ii. Dropped kerb crossing points with tactile paving,
- iii. Street lighting and surface water drainage alterations where necessary.

*Reason: In the interests of highway safety.*

21. Prior to commencement of any development, but excluding demolition works and site surface clearance works, 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: In the interests of highway safety and proper maintenance of the development.*

22. Prior to commencement of any development, but excluding demolition works, full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads 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, unless otherwise agreed in writing with the Local Planning Authority.

*Reason: In the interests of highway safety and proper maintenance of the development.*

23. The internal estate roads shall be constructed in accordance with the approved engineering details (pursuant to condition 22) and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.

*Reason: In the interests of highway safety and proper maintenance of the development.*

24. Prior to the occupation of each dwelling, the materials to be used in the construction of the driveways and parking areas associated with the dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The driveways and parking areas shall be constructed in accordance with the approved details, and shall thereafter be maintained and retained for the parking of vehicles for as long as the development is occupied.

*Reason: In the interests of highway safety and to ensure adequate parking arrangements.*

25. Prior to first occupation each dwelling shall have a secure cycle store provided, which provides 1 cycle space per bedroom, in accordance with details previously agreed in writing by the Local Planning Authority.

*Reason: To promote sustainable and active travel.*

26. The development hereby approved shall be carried out in accordance with the approved Arboricultural Impact Assessment (UG-1980\_ARB\_AIA\_01\_REV\_07\_FINAL) and Arboricultural Method Statement (UG\_ARB\_AMS\_01\_REV\_02\_FINAL).

No development shall commence until all the trees to be retained within the site have been protected in accordance with the specification described in the approved AIA and AMS, in the positions as shown within those documents, and shall remain in place until all development is completed. No work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

*Reason: To ensure that retained trees are properly protected.*

27. The Lock and Load retaining walls to be constructed as part of the development shall be faced in 'charcoal' colour stone as shown on submitted drawing MCI-096-DR-A-RW (Retaining Wall Colour Options).

*Reason: In the interests of visual amenity.*

28. No development shall take place until physical samples and trade literature of all materials proposed to be used in the construction of the elevations and roofs of the dwellings have

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

*Reason: In the interests of visual amenity.*

29. The approved scheme of landscaping and planting for each phase of the development shall be carried out in full in the first planting and seeding season following the first occupation of any dwelling within that phase, in accordance with the approved details. Any trees or plants which within a period of 15 years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species.

*Reason: In the interests of visual amenity and biodiversity.*

30. The development shall be carried out in accordance with the approved programme of building recording, analysis and reporting work as set out in the submitted Historic Building Recording Project Design document (SLR Consulting Ltd Ref: VN0105 Rev. 02).

The programme of works shall comprise the creation of a Level 3 archaeological record of the buildings to be demolished. The Level 3 record should be as set out in "Understanding Historic Buildings: A guide to good recording practice" (Historic England 2016).

The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record, prior to the occupation of any of the new dwellings.

*Reason: To secure an appropriate programme of building recording, analysis and reporting.*

31. The windows on the west side elevation of plot 15 (serving a WC and a bathroom) shall be obscure glazed to level 3 on the Pilkington Levels of Privacy scale, or to an equivalent level as may be agreed in writing by the Local Planning Authority. The obscure glazing shall be installed before the dwelling on that plot is first occupied, and shall thereafter be satisfactorily retained as such at all times thereafter.

*Reason: To safeguard the privacy of the occupiers of the neighbouring property in accordance with the requirements of Policies HS9 and ENV1 of the adopted Rossendale Local Plan 2019 to 2036 and Section 12 of the National Planning Policy Framework.*

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**N.B.** Councillor Norton entered the meeting and was present for the remaining items.

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**8. 2025/0327 - Land Bounded by Kingsway, Holcombe Road and Grane Road Helmshore, Rossendale, BB4 4QH (ITEM B4)**

The Senior Planning Officer introduced the application as detailed in the report including the site details, relevant planning history, proposal and consultation, representation responses received and update report.

Mr Solomon spoke in favour of the application.

Councillor Woods spoke on the application.

In determining the application, the Committee discussed the following:

- BNG – there will be an offsite contribution but unsure where this will be at
- Footpath – the one coming in from Holmcombe Road is retained to assist the residents
- Vehicle access is car only
- Flood risk – conditions will be finalised pre-commencement. Construction Management plan also cover water during the construction phase
- Permission for 8 houses still likely to go ahead
- Vehicle Storage area – no plans to cover up but significant tree planting and landscaping around the site

A proposal was moved and seconded to approve in line with the Officer's recommendation subject to the conditions detailed in the report and a suitable Section 106 Agreement.

Moved: Councillor Ashworth

Seconded: Councillor Eaton

Voting took place on the proposal, the result of which was as follows:-

FOR	AGAINST	ABSTENTION
7	0	0

**Resolved:**

That Members grant planning permission subject to the following conditions:

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

*Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the application form received 11.08.2025 and the following drawings and documents, unless otherwise required by the conditions below:

Document Title	Document Reference	Date Received
24 189 01 2001 P04	Key Floor Plans	11.08.2025
24 189 01 3001 P01	Proposed Elevations	11.08.2025
24 189 01 7002 X	Architects Impression View 1	11.08.2025
24 189 01 7003 X	Architects Impression View 2	11.08.2025
24 189 00 1002 P02	Existing Site Plan	11.08.2025
24 189 00 1003 P01	Existing Site Sections	11.08.2025
24 189 00 1007 P03	Proposed Developable Areas	11.08.2025
24 189 00 2001 P05	Proposed Floor Plan	11.08.2025
24 189 00 3001 P05	Proposed Elevations	11.08.2025
24 189 00 7002 P03	Proposed CGI's	11.08.2025

Document Title	Document Reference	Date Received
24 189	Design and Access Statement	11.08.2025
AQ103348 V2	Air Quality Assessment 06.01.2026	06.01.2026
NA103348	Noise Impact Assessment	11.08.2025
NA103348	Noise Impact Assessment Addendum V1	06.01.2026
P 2189 25	Ascerta Biodiversity Impact Assessment	11.08.2025
P 2189 25	Ascerta Preliminary Ecological Appraisal	11.08.2025
P 2189 25	Ascerta Arboricultural Impact Assessment	11.08.2025
	BNG The Statutory Metric Macro Disabled 1 0 4	11.08.2025
	Statutory Biodiversity Metric Condition Assessments 23 07 24	11.08.2025
LA103348 V2	Exterior Lighting Design and Lighting Impact Assessment	06.01.2026
	Planning Statement Combined	25.08.2025
	Covering Letter LPA Combined	25.08.2025
4870	Landscape and Visual Impact Assessment Report	25.08.2025
250826 329023	Framework Travel Plan v1.1	26.08.2025
250826 329023	Transport Assessment	26.08.2025
	Preliminary Risk Assessment (Desk Study) EDOC 1	14.10.2025
	Preliminary Risk Assessment (Desk Study) EDOC 2	14.10.2025
	Preliminary Risk Assessment (Desk Study) EDOC 3	14.10.2025
24.189.00-1001-P05	OS Plan	22.10.2025
24.189.00-1004-P19	Proposed Site Plan	22.10.2025
24.189.00-1005-P04	Proposed Site Sections	22.10.2025
24.189.00-1008-P02	Proposed Road Sections	22.10.2025
24.189.00-1009-P01	Site Section 3	22.10.2025
4870 101A	Landscape Layout	27.10.2025
4870 201A	Planting Plan (1 of 6)	27.10.2025
4870 202A	Planting Plan (2 of 6)	27.10.2025
4870 203A	Planting Plan (3 of 6)	27.10.2025
4870 204A	Planting Plan (4 of 6)	27.10.2025
4870 205A	Planting Plan (5 of 6)	27.10.2025
4870 206A	Planting Plan (6 of 6)	27.10.2025
100.2005-ACE-ZZ- ZZ-RP-C-0001	FRA and Drainage Strategy Report P04_AppendixC	19.11.2025
100.2005-ACE-ZZ- ZZ-RP-C-0001	FRA and Drainage Strategy Report P04	19.11.2025
13 CL13080	Kingsway HIA FINAL Compressed	09.12.2025

Document Title	Document Reference	Date Received
	Climate Change Statement	10.12.2025

*Reason: To define the permission and in the interests of the proper development of the site.*

3. No materials shall be used on the proposed development other than those referred to on the approved plans.

*Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.*

4. The rating level of all plant operating simultaneously shall not exceed 31 dB at the façade of any noise sensitive receptor at night (23:00 – 07:00), and 46 dB during the daytime period (07:00 – 23:00).

*Reason: In the interests of the amenity of existing and future residential properties surrounding the site.*

5. Noise from the production unit shall not exceed a rating level of 31 dB at the façade of any noise sensitive receptor at night (23:00 – 07:00), and 46 dB during the daytime period (07:00 – 23:00).

*Reason: In the interests of the amenity of existing and future residential properties surrounding the site.*

6. A scheme of mitigation for the delivery areas shall be designed and implemented as part of the development to ensure the rating level does not exceed 51 dB (07:00 – 23:00) at the worst-affected noise sensitive receptors.

*Reason: In the interests of the amenity of existing and future residential properties surrounding the site.*

7. Prior to the installation of any lighting at the site, full details of the proposed lighting, location and intensity levels shall be submitted to and approved in writing by the local planning authority. The submitted details shall include night-time levels of lighting across the site. The approved lighting details shall be implemented in full and retained and replaced as per approved details.

*Reason: In the interests of the amenity of existing and future residential properties and biodiversity surrounding the site.*

8. The Framework Travel Plan as accepted must be implemented in full in accordance with the timetable within it unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for a minimum of 5 years.

*Reason: To ensure that the development provides sustainable transport options.*

9. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
  - 24 Hour emergency contact number.
  - Details of the parking of vehicles of site operatives and visitors.
  - Details of loading and unloading of plant and materials.
  - Arrangements for turning of vehicles within the site.
  - Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
  - Measures to protect vulnerable road users (pedestrians and cyclists).
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
  - Wheel washing facilities.
  - Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction.
  - Measures to control the emission of dust and dirt during construction.
  - Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
  - Construction vehicle routing.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

*Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.*

Note: Construction Management Plan.

- *There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.*
- *There must be no storage of materials in the public highway at any time.*
- *There must be no standing or waiting of machinery or vehicles in the public highway at any time.*
- *Vehicles must only access the site using a designated vehicular access point.*
- *There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.*
- *A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk). All references to public highway include footway, carriageway and verge.*

10. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

*Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.*

11. No part of the development hereby approved shall commence until a scheme for the construction of the site access onto Holcombe Road has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. The submitted scheme shall include, but is not limited to, the following:

Site access including:

- Assessment of the street lighting
- Provision of footways, pedestrian crossing point including tactile paving
- Agreed visibility splays.

The development shall thereafter be implemented in accordance with the approved details.

*Reasons: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.*

12. No building or use hereby permitted shall be occupied or the use commenced until the car parking area has been surfaced or paved in accordance with a scheme to be first approved by the Local Planning Authority, and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

*Reason: To allow for the effective use of the parking areas.*

13. No building or use hereby permitted shall be occupied or the use commenced until suitable cycle parking provision has been completed. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

*Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.*

14. Prior to commencement of development, construction specification details for footpath FP1402394 shall be submitted to and approved in writing by the Local Planning Authority. The developer shall thereafter undertake the improvements in full, in accordance with the approved specifications prior to occupation of the facility. The details shall include:

- width and surface of the public rights of way.
- location and details of any proposed infrastructure across the right of way.
- drainage methods to prevent the discharge or of water on the right of way.
- any planting to boarder the right of way.
- methodology to keep the disturbance or closure of the rights of way to a minimum.

*Reason: In order to protect the right of way, ensure the timely diversion of the footpath and enable the consented development to lawfully progress.*

15. Prior to the commencement of development, a valid application for the diversion or extinguishment of the affected Public Right of Way shall be submitted to the relevant authority.

*Reason: In order to protect the right of way, ensure the timely diversion of the footpath and enable the consented development to lawfully progress.*

16. Prior to the commencement of any phase of the development requiring the disturbance of the Public Right of Way there shall be a confirmed Order in place for the diversion or extinguishment of the Public Right of Way.

*Reason: In order to protect the right of way, ensure the timely diversion of the footpath and enable the consented development to lawfully progress.*

17. Prior to the occupation of those parts of the development on the original alignment of the Public Right of Way, the new route of the Public Right of Way shall have been provided to a specification submitted to and approved in writing by the Local Planning Authority. The details shall include:

- width and surface of the public rights of way.
- location and details of any proposed infrastructure across the right of way.
- drainage methods to prevent the discharge or of water on the right of way.
- any planting to boarder the right of way.
- methodology to keep the disturbance or closure of the rights of way to a minimum.

The approved details shall be implemented in full and the Definitive Map and Statement amended to reflect the new alignment of the Public Right of Way.

*Reason: In order to protect the right of way, ensure the timely diversion of the footpath and enable the consented development to lawfully progress.*

18. Prior to installation on site, full details of the security fencing and location to be provided on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation.

*Reason: In the interest of the amenity of the area.*

19. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment and indicative surface water sustainable drainage strategy ('Flood Risk Assessment and Drainage Strategy Report - 100.2005-ACE-ZZ-ZZ-RP-C-0001-P04 - Adept Civil and Structural Consulting Engineers - 18/11/25') submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
  - i. 100% (1 in 1-year) annual exceedance probability event;
  - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
  - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep
- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
  - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
  - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
  - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates and groundwater levels in accordance with BRE 365.
- d) Evidence of an assessment of the existing on-site waterbodies to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
- e) Evidence of an assessment of the site to determine the presence of any existing drainage systems on the development site, and if appropriate management arrangements for these for the lifetime of the development, or the drainage system.
- f) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

*Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.*

20. No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during

construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

*Reasons: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 181 of the National Planning Policy Framework.*

21. The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

*Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage*

*system is subsequently maintained pursuant to the requirements of Paragraph 182 of the National Planning Policy Framework.*

22. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

*Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework.*

23. Notwithstanding any information submitted with the application, no development shall take place (except for demolition and enabling works as agreed with the LPA) until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- I. Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and
- II. Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

*Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.*

24. Pursuant to condition 23; and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority

*Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.*

25. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a phased programme of archaeological investigation, recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.*

26. Prior to commencement of development or site clearance, a phasing plan for the development which will include the timings for undertaking and submission of the additional surveys required by section 5.2 of the Ascerta Preliminary Ecological Appraisal (P.2189.25 July 2025) in relation to birds, bats, badgers, amphibians, and otters shall be submitted to and approved in writing by the Local Planning Authority. The results of the additional surveys required shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved surveys.

*Reason: In the interests of the ecology and biodiversity of the site and to ensure there is no unacceptable impact on any protected species.*

27. No demolition, or tree / shrub clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works taking place and provided written confirmation that no active bird nests are present, which has been first agreed in writing by the Local Planning Authority.

*Reason: In the interests of the ecology and biodiversity of the site.*

28. Prior to any earthworks, vegetation clearance or demolition taking place, a method statement detailing eradication or avoidance measures for Himalayan Balsam, Japanese Knotweed and any other invasive species shall be submitted to and agreed in writing by the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full for the duration of development works and the lifetime of the development.

*Reason: To prevent the spread of invasive species.*

29. Prior to commencement of development full details of the biodiversity protection and enhancement measures in line with the recommendations detailed in Section 5.3 of the Ascerta Preliminary Ecological Appraisal (P.2189.25 July 2025) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full.

*Reason: In the interests of the ecology and biodiversity of the site.*

30. Construction works shall not take place outside the following hours:  
Monday to Friday 08:00 to 18:00  
Saturday 08:00 to 13:00  
Construction works shall not take place on Sundays, or Bank / Public Holidays.  
Access and egress for delivery vehicles shall be restricted to the working hours indicated above.

*Reason- to ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.*

31. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

*Reason: To ensure the approved Biodiversity Gain Plan is delivered and to ensure the habitat created in line with the approved HMMP is appropriately managed and monitored for 30 years from the completion of the development hereby approved.*

32. No part of the development hereby approved shall be occupied until:

- a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

*Reason: To ensure the habitat creation and enhancement works set out in the approved HMMP are completed to the satisfaction of the local planning authority.*

33. Monitoring reports shall be submitted to and approved in writing by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

*Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV4 of the Local Plan.*

34. No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology including protected species and ground water and reasonable avoidance measures for amphibians and hedgehogs.

It shall also set out arrangements by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

*Reason: To safeguard the amenities of the biodiversity of the area and the area generally.*

35. The approved scheme of hard and soft landscaping, replacement tree planting and other planting (Drawing Nos: 4870-101A Landscape Layout, 4870 201A Planting Plan (1 of 6), 4870 202A Planting Plan (2 of 6), 4870 203A Planting Plan (3 of 6), 4870 204A Planting Plan (4 of 6), 4870 205A Planting Plan (5 of 6), and 4870 206A Planting Plan (6 of 6)) shall be completed in full prior to first occupation of any part of the site.

Any trees or plants which within a period of 15 years of first occupation of the dwelling die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

*Reason: In the interests of ecology, biodiversity and visual amenity.*

36. No development shall commence on site until a site-specific Arboricultural Method Statement detailing tree protection measures for all retained trees has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with this approved Method Statement.

*Reason: In order to ensure the retained trees on the site will be protected.*

## **9. 2025/0332 – Land off Market Street, Whitworth, Lancashire, OL12 8NA (ITEM B5)**

The Planning Officer introduced the application as detailed in the report including the site details, proposal and consultation and representation responses received.

Councillor Neal spoke on the application.

In determining the application, the Committee discussed the following:

- Protection of wildlife – this will be taken into account as part of the assessment of a future Technical Details application.
- Further assessment will be undertaken as part of a stage 2 Technical Details application.
- No scope for conditions at this point
- There is no guarantee of approval at stage 2 but cannot question the principle
- The footpath through the site is not a designated right of way but this can still be considered at stage 2
- An arboricultural assessment would have to be completed and considered at stage 2

A proposal was moved and seconded to approve in line with the Officer's recommendation subject to the conditions detailed in the report.

Moved: Councillor Eaton

Seconded: Councillor Ashworth

Voting took place on the proposal, the result of which was as follows:-

FOR	AGAINST	ABSTENTION
7	0	0

**Resolved:**

That Members approve planning permission.

**The meeting concluded at 7.31pm**

**Signed:**  
(Chair) \_\_\_\_\_

**Date:** \_\_\_\_\_