

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 23rd June 2026

Present: Councillor Procter (Chair)
Councillor Eaton (Vice Chair)
Councillor Adshead
Councillor Ashworth
Councillor Hodgkiss
Councillor Kenyon
Councillor Norton

In Attendance: Michael Atherton, Head of Planning and Building Control
James Dalgleish, Principal Planning Officer
Storm Grimshaw, Senior Planning Officer
Yasmin Ahmed, Principal Legal Officer

1. APOLOGIES FOR ABSENCE

There were no apologies submitted.

2. MINUTES

Resolved:

That the minutes of the meeting held on the 19th May 2026 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

The Head of Planning and Building Control noted the recent government designation of Rossendale Council in relation to decisions on major planning applications and informed he would give an explanation for the matter to members after the meeting.

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. 2026/0142 - Land off Fieldfare Way, Bacup (ITEM B1)

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

In determining the application, the Committee discussed the following:

- Clarification on number of bedrooms on the affected plots
- Clarification on impact on wildlife
- Clarification that there was no objection from LCC Highways

A proposal was moved and seconded to grant planning permission in line with the Officer's recommendation and subject to the conditions as detailed in the report and subject to the existing S106 agreement.

Moved: Councillor Eaton
Seconded: Councillor Kenyon

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 conditions set out in the report and subject to the terms of the existing S.106 Agreement (under APP/B2355/W/24/3356090 / 2022/0543) as detailed below:

1. The development hereby permitted shall be begun before the expiration of three years from the 6th May 2025 (the date of appeal decision APP/B2355/W/24/3356090).

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:

- Application Form
- Location Plan (WA-LP-01)
- Site Layout (WA-SL.01 REV M)
- The Ashdown (Ash 1.7)
- The Oakhurst (Oak 1.7)
- The Moulton Detached (Stone) Part M4(2) Compliant (Mou M4(2) 1.7)
- The Maidstone (Mai 1.7)
- The Welland (Wel 1.7)
- The Grasmoor Stone (Gra 1.7)
- The Applebury (App 1.7)
- The Chipping Stone (CHI 1.7)
- Landscape Proposals Sheet 1 (5944.01 REV G)
- Landscape Proposals Sheet 2 (5944.02 REV G)
- Landscape Proposals Sheet 3 (5944.03 REV B)
- Boundary Treatments (WA-BT-01E)
- Drainage Strategy Drawing 1 of 2 (19037/01/1)
- Drainage Strategy Drawing 2 of 2 (19037/01/2)
- 1.8m Featheredged Boarded Fence F1 (SD-F1 A)
- 1.8m Stone Screen Wall with Featheredged Panels (SW2) (SD-SW2 D)
- Refuse / Fire Vehicle Tracking Plan (VT-01B)
- External Works Sheet 1 (WA-EW-01H)
- External Works Sheet 2 (WA-EW-02F)
- Construction Management and Phasing Plan (CMP-01 B)
- Management Plan (MP-01 C)
- Street Scenes and Sections (SS01 B)

- Materials Layout (WA-ML-01C)
- Preliminary Assessment of Biodiversity Net Gain (May 2023) (ERAP Ref: 2022-326)
- Sustainable Drainage Statement (5th April 2023) (HYD827-FIELDFARE.WAY_SUDS.STATEMENT-KW-MW-02)
- Landscape Management Plan (JW/5944/LMP rev E)
- Adoption Statement (McDermott Homes)
- Energy Reduction Statement (FES Group)
- Transport Statement (J1061/TS)
- Bat and Bird Box Strategy (2022-326)
- Arboricultural Impact Assessment with Arboricultural Method Statement (AIA.13601.01A)
- Management Proposal (TRINITY (ESTATES) 16/12/2022)
- Updated Ecological Survey and Assessment (ERAP Ref: 2022-326)
- Flood Risk Assessment and Drainage Management Strategy (HYD407_WOODLAND.GRANGE.PHASE.2_FRA&DMS)
- Surface Water Drainage Design Statement (19037 - REV. A)
- Longitudinal Section 1 of 5 (19037/02/3 REV. B)
- Longitudinal Section 2 of 5 (19037/02/4 REV. C)
- Longitudinal Section 3 of 5 (19037/02/5 REV. D)
- Longitudinal Section 4 of 5 (19037/02/6 REV. B)
- Longitudinal Section 5 of 5 (19037/02/7 REV. A)
- Drawing 8 Surface Water Hydrobrake 1 (19037/06-8 REV. B)
- Drawing 9 Surface Water Hydrobrake 2 (19037/06-9 REV. B)
- Typical Details (19037/02/8)
- SW Area Plan Network 1 (South) (19037/03/1 REV. C)
- SW Area Plan Network 2 (North) (19037/03/2 REV. C)
- Road and Main Drainage Layout 1 of 2 (19037/02/1 REV. H)
- Road and Main Drainage Layout 2 of 2 (19037/02/2 REV. I)
- Plot Solar Panel Layout (PSP-01)

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

3. The development shall be undertaken in accordance with the drainage details approved under application 2025/0248. Specifically:

- 19037/02/1N - ROAD AND MAIN DRAINAGE DESIGN-LAYOUT (1 of 2)
- 19037/02/2O - ROAD AND MAIN DRAINAGE DESIGN-LAYOUT (2 of 2)
- 19037/03/1D - SW AREA PLAN NETWORK 1 (SOUTH)
- 19037/03/2D - SW AREA PLAN NETWORK 2 (NORTH)
- 19037/03/3 - SW AREA PLAN (GARDEN) NETWORK 1 (SOUTH)
- 19037/03/4 - SW AREA PLAN (GARDEN) NETWORK 2 (NORTH)
- Net_1S_1 - Drainage Calculations South
- Net_2N-1 - Drainage Calculations North
- HB1 - SHE-0113-7500-2000-7500
- HB2 - SHE-0159-1090-0425-1090
- HB3 - SHE-0185-1560-0455-1560
- Surface Water Management Technical Note TN01 (16th February 2026)
- SuDS Owners Maintenance Manual Rev. B (February 2026)
- Email from John Moxham dated 25/02/2026 setting out measures / covenant details to ensure appropriate maintenance of SuDS system for the lifetime of the development.

No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

Reason: to ensure that the development has appropriate drainage infrastructure in place.

4. The development shall be undertaken in accordance with the construction surface water drainage details approved under application 2025/0193. Specifically:

- Construction Surface Water Management Plan (Fieldfare Way, Bacup, Phase 4), and accompanying documentation / plans.
- CCTV survey reports of existing drainage features

Reason: to ensure that the development has appropriate drainage infrastructure in place during construction.

5. The development shall be undertaken in accordance with the construction management plan details approved under application 2025/0193. Specifically:

- Construction Management and Phasing Plan (CMP-01c)
- Construction Management Plan

Reason: to ensure that the construction phase is appropriately managed.

6. The phasing of the development shall be undertaken in accordance with the details approved under application 2025/0273. Specifically:

- Construction Management and Phasing Plan (CMP-01c)

Reason: to ensure that the development is appropriately phased.

7. The development shall be undertaken in accordance with the details of engineering, drainage, street lighting and constructional details of the streets proposed for adoption approved under application 2025/0273. Specifically:

- S.38 Agreement Plan (19037-11-1-G)
- Typical Road Construction Details (19037-12-1-E)
- S.278 Agreement Plan (19037-18-1-G)
- S.278 Agreement Advertisements (19037-18-5-A)
- S.278 Agreement Plan DRG 2 (19037-18-2)
- S.278 Agreement Plan DRG 3 (19037-18-3-D)
- S.278 Works Junction Table (19037-18-6)
- S.278 Agreement Tong Lane Sections (19037-18-4)

Reason: to ensure that the streets within the development are constructed to an acceptable standard.

8. The new estate road / access between the site and Fieldfare Way shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: to ensure that the site access is constructed to an acceptable standard.

9. The development shall be implemented in accordance with the details of proposed arrangements for future management and maintenance of the streets within the development approved under application 2025/0193, specifically shown on the following:

- S.38 Agreement Plan

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 streets within the development are appropriately constructed and maintained for the lifetime of the development.

10. The development shall be implemented in accordance with the following details of the site access and off-site works of highway mitigation (as approved under application 2025/0248):

- Removal of the speed hump located adjacent to the site access on Fieldfare Way.
- Bus stop titled "BACUP, Sandfield Road Top" (opp.) with the Stop ID reference 2500DCL701 and Bus stop titled "BACUP, Sandfield Road (by)" with the STOP ID reference 25001336, upgraded to the LCC quality bus stop specification.
- Footpath improvements to Public Footpath FP141445. The works should include removing the disused pedestrian gates along the track; maintaining the vegetation at the side of the track; providing a dropped kerb and removing the bollards adjacent to number 168 Pennine Road; and making surfacing improvements to the track.
- A pedestrian enhancement scheme from Public Footpath 14-1-FP660, when it meets Tong Lane, to St Mary's RC Primary School.
- S.38 Agreement Plan (19037-11-1-G)
- Typical Road Construction Details (19037-12-1-E)
- S.278 Agreement Plan (19037-18-1-G)
- S.278 Agreement Advertisements (19037-18-5-A)
- S.278 Agreement Plan DRG 2 (19037-18-2)
- S.278 Agreement Plan DRG 3 (19037-18-3-D)
- S.278 Works Junction Table (19037-18-6)
- S.278 Agreement Tong Lane Sections (19037-18-4)

The approved details shall be completed in full prior to first occupation of the site.

Reason: to ensure that the required works are completed to an acceptable standard prior to occupation of the development.

11. The development shall be implemented in accordance with the remediation measures approved under application 2025/0193, specifically in the following:

2025_0193-REMEDIATION_SPECIFICATION-512432 (version 1.3)

Reason: to ensure that the site is properly remediated and to mitigate risks of land contamination.

12. The development shall be undertaken in strict accordance with the approved Construction Environment Management Plan (CEMP), specifically:

- Construction Environment Management Plan (April 2025 – ERAP Reference: 2025-145)

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that the environmental effects of the construction phase are appropriately managed and mitigated.

13. The development shall be implemented in accordance with the details of facing and roofing materials approved under application 2025/0273, specifically:

- Sample of Forticrete Anstone Premier Regency Buff Walling Stone
- Sample of Forticrete Anstone Premier Olde Heather Black Walling Stone
- Sample of Russell Grampian Slate Grey Roof Tile
- Materials Layout WA-ML-01C

Reason: to ensure that the development has an appropriate visual appearance and quality finish.

14. All the retained trees within the site as shown on the approved Tree Protection Plan, shall be protected during the course of development works. Such protection shall be installed in accordance with the specification described in the AIA and AMS document, in the positions as shown on the Tree Protection Plan 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 protect trees being retained on site.

15. For the lifetime of the development, the drainage system for the development shall be operated, retained, managed, and maintained in accordance with the details approved under application 2025/0193, specifically:

- McDermott Homes (SuDS) Owners Manual

Reason: to ensure that the development is properly drained for its lifetime.

16. The occupation of the development shall not take place 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 the development is properly drained for its lifetime.

17. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on McDermott Homes drawing number WA-SL-01 Rev M have been implemented in full.

Reason: to ensure that the access arrangements are appropriately constructed.

18. No part of the development hereby approved shall be occupied until all of the highway works as approved under application 2025/0273 have been constructed and completed, specifically shown on the following:

S.38 Agreement Plan (19037-11-1-G)
Typical Road Construction Details (19037-12-1-E)
S.278 Agreement Plan (19037-18-1-G)
S.278 Agreement Advertisements (19037-18-5-A)
S.278 Agreement Plan DRG 2 (19037-18-2)
S.278 Agreement Plan DRG 3 (19037-18-3-D)
S.278 Works Junction Table (19037-18-6)
S.278 Agreement Tong Lane Sections (19037-18-4)

Reason: to ensure that the highway works are appropriately constructed.

19. The development hereby permitted shall not be occupied until such time as the off-road internal pedestrian links providing access to Pennine Road and Public Footpath 14-1-FP660 have been built to an adoptable standard.

Reason: to ensure that the pedestrian links are appropriately constructed.

20. The Residential Travel Plan (Eddisons – Ref. 4008), as approved under application 2025/0273 shall be implemented, monitored and reviewed in accordance with the wording contained within it, as part of the development.

Reason: to ensure that the Travel Plan measures are implemented, in the interests of highway safety and sustainable travel.

21. Prior to first occupation of the development, 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 ensure that the site is properly remediated and to mitigate risks of land contamination.

22. The development shall be implemented in accordance with the Proposed Lighting and Installation Design Layout (20860-D-01A), as approved under application 2025/0273.

All external lighting shall be installed in accordance with the specifications and locations set out in the above, and these shall be maintained thereafter. Under no circumstances shall any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: to ensure that the lighting does not adversely affect biodiversity.

23. No removal of or works to any hedgerows, trees, shrubs or other vegetation which may be used by breeding birds shall take place during the main bird breeding season (between 1st March and 31st August inclusive), unless a competent ecologist has first undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to and approved in writing by the Local Planning Authority prior to any such works taking place.

Reason: to ensure that the development does not adversely affect biodiversity.

24. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with McDermott Homes drawing number WA-SL-01 Rev M. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: to ensure that adequate parking and turning facilities are provided for the development.

25. Prior to first occupation of each phase of the development, all ecological measures pertaining to that phase shall be carried out in full in accordance with the details contained in the letter from ERAP Ltd dated 19th December 2022 (ref 2022-326).

Reason: to ensure that the development does not adversely affect biodiversity.

26. All works shall be carried out in accordance with the details contained in Appendix 2 of the Updated Ecological Survey And Assessment by ERAP (Consultant Ecologists) Ltd (reference no. 2022-326).

Reason: to ensure that the development does not adversely affect biodiversity.

27. No works which would be audible outside of the site boundaries shall be undertaken outside of the hours of 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 Saturdays. No audible works outside of site boundaries shall be undertaken on Sundays or public holidays.

Reason: in the interests of protecting neighbour amenity.

28. No dwelling shall be occupied until all fences, walls, gates and other means of enclosure shown in the approved details to bound its plot have been erected in conformity with the approved details (as shown on drawing WA-BT-01E). Any other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: in the interests of visual and neighbour amenity.

29. The development hereby approved shall be carried out in accordance with the approved Arboricultural Impact Assessment and Arboricultural Method Statement.

Reason: to ensure that trees which are to be retained are adequately protected.

30. Foul and surface water shall be drained on separate systems.

Reason: to ensure that the development is appropriately drained.

31. 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 full 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.

32. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (Ref: HYD407_WOODLAND.GRANGE.2_FRA&DMS, Rev 1.0, 13th May 2019, Betts Hydro, as amended by the Sustainable Drainage Statement).

The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: to ensure that the development is appropriately drained and that flood risk is adequately mitigated.

33. Garage wall hanging cycle storage suitable for 2 bicycles shall be provided within each garage prior to their first use. A separate secure cycle storage facility, suitable for two bicycles shall be provided for units without a garage.

Reason: to ensure that there is adequate cycle storage, and to encourage sustainable modes of travel.

6. 2022/0577 - Alderwood, Market Street, Edenfield (ITEM B2)

The Planning Officer introduced the application as detailed in the report including the proposal, site details and representations and consultation responses received. The Planning Officer also brought members attention to the update report.

In determining the application, the Committee discussed the following:

- Type of land
- Impact on trees on site
- House types
- Recommended conditions

A proposal was moved and seconded that members be minded to grant planning permission in line with the Officer's recommendation and delegate planning permission thereafter to the Head of

Planning, Chair of the Development Control Committee and Vice Chair as 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:

Members resolved that they would be minded to grant planning permission and that the determination of the application hereafter be delegated to the Head of Planning, Chair of the Development Control Committee and Vice Chair as follows:

- (1) To complete a suitable Unilateral Undertaking to secure:
 - a. A financial contribution of £3,750 towards improving the environmental quality and accessibility of the remaining Green Belt land in the surrounding area.
- (2) To have discretion to refuse planning permission in the circumstance that the Unilateral Undertaking is not completed within three months of the resolution to grant planning permission.
- (3) That upon satisfactory completion of the above Unilateral Undertaking that planning permission be granted subject to the conditions contained within the report.

CONDITIONS

1. The development hereby approved 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 following documentation unless otherwise required by the conditions below:

Drawing Title / Document	Drawing No./Reference	Dated or Date Received
Application Form	N/A	06.05.2026
Survey	17005/1	19.01.2026
Site Layout	17005.3	10.06.2026
House Type Healey	17005.5	22.06.2026
Sherfin House Types	17005.6	10.06.2026
Location Plan	17005.8 Rev A	19.01.2026
Plot Boundaries	17005.9 Rev A	10.06.2026

Swept Paths Proposed	17005.10 Rev A	10.06.2026
Ecological Mitigation and Enhancement Plan	N/A	04.08.2025
Arboricultural Impact Assessment	N/A	01.10.2025

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

- 3. Notwithstanding the details shown on the approved plans, no development shall commence until physical samples of the proposed facing materials and roofing materials have been submitted to and approved in writing by the Local Planning Authority.

Notwithstanding the details shown on the approved plans, the walls of each dwelling shall be constructed entirely of natural course stone and the roof of the dwellings shall be laid with natural slate.

The development shall thereafter be constructed utilising the approved materials and these materials shall thereafter be satisfactorily retained at all times.

Reason: To ensure that the development achieves a high-quality appearance and is appropriate in terms of visual amenity.

- 4. Notwithstanding the details shown on the approved plans, no development shall commence until a full scheme of all hard (including all external ground surfacing materials) and soft landscaping (including all tree and hedge planting, grass seed/turf mix) proposed within the boundaries of the dwellings hereby approved, and details of all boundary treatments/means of enclosure for the dwellings, have been submitted to, and approved in writing by, the Local Planning Authority.

The approved soft and hard landscaping details and boundary treatments/means of enclosure shall be implemented in full either before the dwellings hereby approved are first occupied or, if it involves new planting, within the first planting season following the substantial completion of the development. They shall thereafter be satisfactorily retained at all times.

Any planting forming part of that scheme which, within a period of 10 years from the completion of those works, dies, is removed or become seriously damaged or diseased shall be replaced in the next planting season with replacement planting of similar size and species.

The development shall proceed in strict accordance with the approved landscaping scheme.

Reason: Insufficient information has been submitted with the application in relation to landscaping and boundary treatments/means of enclosure, and to ensure the landscaping and

boundary treatments are high-quality in visual terms and appropriate to safeguard residential amenity.

5. Notwithstanding the details shown on the approved plans, no development shall commence until a detailed Landscaping / Tree Planting Plan, demonstrating how the harm to existing trees on site has been adequately compensated, has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Plan shall include details of the number and species of native trees to be planted, their locations, planting methodologies and aftercare arrangements. All planting forming part of the approved Plan shall be undertaken in accordance with a timetable of implementation which shall be provided with the submitted details.

Any planting forming part of the approved Plan which, within a period of 15 years from the completion of those works, dies, is removed or become seriously damaged or diseased shall be replaced in the next planting season with replacement planting of similar size and species.

The development shall proceed in strict accordance with the approved Plan.

Reason: Insufficient information has been submitted with the application in relation to compensatory tree planting, to ensure the landscaping and planting is high-quality in visual terms, and to ensure tree losses are adequately compensated for.

6. The development shall be carried out in strict accordance with the mitigation, compensation, and enhancement measures set out within the approved Ecological Mitigation and Enhancement Plan (EMEP), including all construction-phase measures detailed within the Construction and Environmental Management Plan (CEMP) contained therein.

All ecological mitigation measures shall be implemented prior to occupation of any dwelling hereby approved and thereafter retained and maintained for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority. Any variations to the approved details shall first be submitted to and approved in writing by the Local Planning Authority.

A verification report confirming implementation of the mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: To ensure the protection of biodiversity and ecological interests.

7. No development (including site clearance, demolition, soil moving or any temporary access widening) shall commence until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority and any protective fencing has been erected as required by the approved AMS. The AMS shall include full details of the following:

- a) Timing and phasing of arboricultural works in relation to the approved development.
- b) Detailed tree felling and pruning specification
- c) Details of a tree protection scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, and which are shown to be retained on the approved AIA.
- d) Details and methodologies of any construction works within the root protection areas of any retained trees including the depth of any excavation works and foundation design.
- e) Methodologies
- f) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees.
- g) Details of any changes in ground level, including existing and proposed spot levels required within the root protection areas of any retained trees.
- h) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS

The development shall thereafter be carried out in strict accordance with the approved Arboricultural Method Statement, and all works shall be implemented as approved for the duration of the construction period.

Reason: To ensure that construction activities are carried out in a manner that safeguards the health and long-term retention of trees on and adjacent to the site, and in the interests of visual amenity and biodiversity.

8. Notwithstanding any information submitted with the application, no development shall take place 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 also 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 mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use.

9. Pursuant to condition 8; 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 mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use.

10. Prior to the commencement of development, full details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes shall include:

- i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to 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.

11. Prior to occupation of any of the dwellings hereby approved, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- (ii) 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.

12. 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 by mechanical means;
- 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.

13. Within 3 months of commencement of the development hereby approved, a scheme for the off-site highway works shall be submitted to and approved in writing by the Local Planning Authority. The works shall include the following and shall be implemented prior to the first occupation of any dwelling.

- i. Upgrade the existing southbound bus stop on Market Street opposite the site access to quality bus standard.

Reason: To mitigate the impact of the development traffic on the highway network.

14. Within 3 months of commencement of the development hereby approved, details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Reason: To ensure that the infrastructure is maintained in the future.

15. The internal estate road shall be constructed in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority, 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: To ensure that the infrastructure is completed in a timely manner.

16. Prior to occupation of any of the dwellings hereby approved, the driveways shall be surfaced in the approved hard surfacing material and made available for use and maintained for that purpose for as long as the development is occupied.

Reason: To ensure adequate parking provision is provided.

17. No external running of equipment or machinery, or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between 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 Public Holidays.

Construction-related deliveries to and from the site shall also be limited to the hours specified above.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours.

7. 2025/0136 - 65 Helmshore Road (ITEM B3)

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

In determining the application, the Committee discussed the following:

- Size of development/plot and use of land
- Clarification on access as part of development

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

- 2) The development shall be carried out in accordance with the details submitted within the application form and the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	-	19.05.2025
Proposed Site Plan	ZT24-196-04 A	08.06.2026
Proposed Plans	ZT24-196-05 A	04.09.2025
Proposed Elevations 1	ZT24-196-06 A	04.09.2025
Proposed Elevations 2	ZT24-196-07 A	08.06.2026
Proposed Bungalows Plans and Elevations	ZT24-196-08 A	04.09.2025
Proposed Landscaping, Materials and Boundary Treatment Plan	ZT24-196-09 A	08.09.2025
Proposed Refuse Plan	ZT24-196-10 A	08.06.2026
Proposed Drainage Plan	ZT24-196-11 A	08.06.2026
Existing and Proposed Site Sections	ZT24-196-12	01.04.2026

Reason: For the avoidance of doubt.

- 3) Notwithstanding the details submitted on the approved plans, no development shall commence until full details including samples of the materials to be used on the exterior of the existing dwelling and the external elevations of the bungalow dwellings including the walls (stone), roof

(blue slates), render, window, doors and guttering and rainwater good have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the materials used are visually appropriate to the locality.

4) Notwithstanding any information submitted with the application, no development shall take place 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 ensure the safe development of the site for future occupants

5) Pursuant to condition 5; 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 ensure the safe development of the site for future occupants

6) 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: 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.

7) 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:

- 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).
 - 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.

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.

- 8) Any damage to the south facing gable elevation of No.63 Helmshore Road following the removal of an archway shall be made good (prior to substantial completion or first occupation of the new development, whichever is the soonest), to the satisfaction of the Local Planning Authority, in order to ensure the uniform appearance of the elevation.

Reason: In the interest of preserving the visual appearance of the neighbouring dwelling.

The meeting concluded at 6:53pm

**Signed:
(Chair)**

Date:
