

**UPDATE REPORT 23 February 2018**  
**FURTHER UPDATES 26 February 2018 (IN RED)**

**FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 27<sup>th</sup> FEBRUARY  
2018**

**B1 2017/0640 – Weir Hotel**

Since publication of the Committee report, officers have reconsidered the wording of proposed condition 3 (material samples). It is considered that the condition should be amended to reflect the fact that natural stone and slate are to be used in the proposed scheme. As such, it is proposed that the condition is amended to read as follows:

*“No development shall take place until full details (including samples) of the proposed facing materials for the external elevations and roof of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The facing materials shall include natural stone for the elevations of the dwellings and natural slate for the roofs. The development shall thereafter be implemented in accordance with the approved details.”*

In addition, concerns have been raised over the potential of the development to cause obstruction of access along the un-named lane that leads through the site serving other properties. However, the Local Highway Authority has raised no objection to the scheme and the proposed layout would retain an access through the site with an unobstructed width of 4.95m.

A Land Registry search has been carried out in respect of the portion of the access track that runs through the site and has confirmed that the land is unregistered.

**B3 2018/0006 – Golf Rossendale**

Since publication of the Committee report, a construction method statement has been submitted by the applicant in response to proposed condition 10.

The Local Highway Authority has confirmed that it is satisfied with the submitted method statement, and as such it is proposed to amend condition 10 to require compliance with the method statement (rather than requiring the submission of any further details).

It is therefore proposed to amend condition 10 to read as follows:

*“The development shall be carried out in accordance with the details contained within the approved Construction Method Statement date stamped 19<sup>th</sup> February 2018, which shall be adhered to for the duration of the works on site.*

*Reason: In the interests of highway and pedestrian safety.”*

## **B5 2018/0039 – Horse and Jockey Hotel**

Since publication of the Committee report, it has become apparent that the report contained an error in that it stated that no representations or objections have been received to the proposed scheme.

Four representations have in fact been received, primarily raising concerns over highway safety in terms of the proposed 1.2m high stone perimeter wall around the site limiting visibility for drivers exiting the narrow lanes located on the north and south sides of the site.

The Local Highway Authority has been consulted in relation to these concerns, and does not consider that the proposed 1.2m high stone wall would cause a highway safety issue.

However, in the interests of improving driver visibility in line with the concerns raised by local residents, the applicant has provided an amended plan showing a reduction in the height of the stone wall along the front of the site to a height of 0.7m, topped with 0.5m high wrought iron railings.

It is considered that the amended plan will increase visibility for drivers exiting the lanes to the north and south of the site and that the proposed 0.7m high coursed stone wall topped by 0.5m high black wrought iron railings is acceptable in visual terms.

As such, it is suggested that proposed condition 2 (approved plans) is amended to include the revised site layout plan. The proposed condition would now read:

*“The development shall be carried out in accordance with the following plans unless otherwise required by the conditions below or first agreed in writing by the Local Planning Authority:*

- *L(00)01 – Site Location Plan – Date stamped 17th July 2015 by the Local Planning Authority*
- *3939-043 EX-001 Revision H – Site Plan – Date stamped 22<sup>nd</sup> February 2018 by the Local Planning Authority*
- *L(03)01 Revision P1 – Proposed Elevations – Date stamped 14th September 2015 by the Local Planning Authority*
- *L(02)20 Revision P1 – House Type 1 – Date stamped 17th July 2015 by the Local Planning Authority*
- *L(02)40 Revision P2 – House Type 3 – Date stamped 14th September 2015 by the Local Planning Authority*
- *R/2019/1C – Landscape Details - Date stamped 30<sup>th</sup> January 2018 by the Local Planning Authority*
- *P17-00397-MET-M2-C-006 Revision 3 – Land Plan - Date stamped 12<sup>th</sup> February 2018 by the Local Planning Authority*
- *P17-00397-MET-M2-C-015 Revision 3 – Section 278 Layout Plan - Date stamped 12<sup>th</sup> February 2018 by the Local Planning Authority*

- *P17-00397-MET-M2-C-007 Revision 4 – Section 38 Layout Plan - Date stamped 12<sup>th</sup> February 2018 by the Local Planning Authority*
- *P17-00397-MET-M2-C-005 Revision 3 – Site Plan - Date stamped 12<sup>th</sup> February 2018 by the Local Planning Authority”*

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**23/02/18**