

## PLANNING COMMITTEE

18<sup>th</sup> January 2023

### Late information

AGENDA PAGES	DETAILS
Pages 7-16	<p data-bbox="491 439 871 472"><b>AGENDA ITEM NUMBER: 6</b></p> <p data-bbox="491 517 719 551"><b>SITE ADDRESS:</b></p> <p data-bbox="491 595 1107 629">The Barns, Clough Lane, Grasscroft, OL4 4EW</p> <p data-bbox="491 674 948 707"><b>Additional Consultee Comments</b></p> <p data-bbox="491 752 1509 864">Since the publication of the Committee Report, the Drainage section has commented on the application recommending a pre-commencement drainage condition in respect of surface water and foul drainage.</p> <p data-bbox="491 909 874 943"><b>Additional Representations</b></p> <p data-bbox="491 987 1509 1055">Since the Committee Report was published sixteen representations have been received which raise the following comments:</p> <ul data-bbox="544 1099 1509 1939" style="list-style-type: none"><li>• Loss of a view and light to neighbouring properties;</li><li>• Sky lights out of keeping with Conservation Area;</li><li>• Concerns over the size and type of deliver vehicle that could attend site whilst work is undertaken;</li><li>• Concerns over the parking of works vehicles during work on site being undertaken;</li><li>• Concerns over the damage that could be done to the unadopted road during the works;</li><li>• Concerns raised over the working hours;</li><li>• Use of artificial stone slates is unacceptable in a Conservation Area;</li><li>• Raised comment on the ownership of the land adjacent;</li><li>• Raised concerns over whether Historic England comments from the previous application have been taken into consideration;</li><li>• A car park does not enhance the area's historic character and will impact adjacent Listed Buildings;</li><li>• Multiple windows have been added;</li><li>• The overlooking of neighbouring properties;</li><li>• No public benefit, of the development of the site, which would outweigh the harm to the asset's significance;</li><li>• visible from all public vantage points; and</li><li>• Japanese Knotweed on site.</li><li>• Support the change of use to 2 dwellings as a more appropriate scheme for the Conservation Area.</li></ul>

**AMENDMENT TO THE REPORT:**

**Drainage**

Policy 19 of the Local Plan is concerned with ensuring that new developments do not result in an unacceptable flood risk or increased drainage problems by directing developments away from flood risk areas.

Therefore, to ensure the development complies with the above policy, the Council's Drainage Team have requested a condition requiring the development provide details of drainage of foul and surface water prior to works commencing on site.

**Design and historic environment**

In regards the impact of the loss of 'The Green' raised in the objections received, it is clear from site visits that parking already occurs on the edge of the land before it falls away. As such, given the proposed plans include the formalising of parking on this land with the addition of an appropriate boundary treatment/retaining wall, it is considered the loss of this unkept grassed area will not have a significant impact on the visual amenity of the Conservation Area.

In addition, in regards the impact of the proposed parking area on the Grade 2 Listed Building No's 1, 3, 3A & 5 Beech Lane, from the historic maps it is clear 'The Green' was once occupied by a building attached to No's 1, 3, 3A & 5 Beech Lane. Therefore, given the overall change in levels and height of the retaining wall proposed, it is considered that the proposed development would result in less than substantial harm.

NPPF Paragraph 202 NPPF states that "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*"

In terms of public benefits, it is clear that the development will bring forward new homes in a borough that will have both economic and social benefits. A direct economic impact of the development is that the works on-site will result in employment generation within the borough. Moreover, housing developments have a lasting economic impact as the future occupiers of the development move into the area and are likely to support the viability of local businesses through day-to-day spending on goods and services.

Finally, given that it is clear the Barns are in a dilapidated state and remained unused for a number of years, it is considered that the proposed development will securing the optimum viable use of the overall site. Therefore, the scheme accords with the requirements of Policy 24 of the Local Plan and NPPF Paragraph 202 NPPF.

	<p><b>AMENDMENT TO RECOMMENDATION:</b></p> <p>Addition of condition:</p> <p>Condition 9:</p> <p>Prior to the commencement of any part of the development hereby approved, details of the method of surface water and foul drainage from the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the approved development and shall be maintained thereafter.</p> <p>Reason – Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to ensure that the site is satisfactorily drained having regard to Policy 19 of the Oldham Local Plan.</p>
<p><b>Pages 17-24</b></p>	<p><b>AGENDA ITEM NUMBER: 7</b></p> <p><b>SITE ADDRESS</b></p> <p>Land to the North of Ashton Road West, Failsworth</p> <p><b>Additional Consultation Responses</b></p> <p>The Drainage Engineer has requested a condition relating to the foul and surface water site drainage.</p> <p><b>AMENDMENT TO RECOMMENATION:</b></p> <p>An additional condition is proposed stating:</p> <p>Condition 11:</p> <p>Notwithstanding the details shown on the submitted drainage scheme, prior to the commencement of the development hereby approved, a detailed drainage scheme including an investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; along with full details of the outfall method shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved scheme, prior to the occupation of any part of the development. Reason: Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to ensure that the site is satisfactorily drained having regard to Policy 19 of the Oldham Local Plan.</p>