

Town & Country Planning Act 1990
Town & Country Planning
(Development Management Procedure) Order (England) 2015

GRANT OF OUTLINE PLANNING PERMISSION

Application Ref: 17/0539/OUT

Applicant:
Mr K Birtwistle
Stunstead House
Stunstead Road
Trawden
Colne
Lancashire
BB8 8QB

Agent:
Mr Melvyn Aston
Classic Architecture Limited
45 Alma Avenue
Foulridge
Colne
Lancashire
BB8 7NS

Do NOT Start Work

Unless you also have Building Regulations
approval -- see note below

Under the provisions of the above mentioned Act and Order, **Pendle Borough Council** as Local Planning Authority hereby grants planning permission for:-

Proposal: Outline: Erection of one bungalow within curtilage (Access only).

At: Stunstead House Stunstead Road Trawden

Decision Date: 10th November 2017

In Accordance with the application and plan(s) submitted to the Council on 18th September 2017
Subject to following conditions:-

CONDITIONS:

- 1 An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping of the site) shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Details of the appearance, landscaping, layout and scale (hereinafter called the 'reserved

matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In order to comply with the requirements of Section 92 of the Town & Country Planning Act 1990.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1:1250.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 4 A scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority within two weeks of the commencement of development. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before each dwelling is occupied.

Reason: To control foul and surface water flow disposal and prevent flooding.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 0.9m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed access from the continuation of the nearer edge of the carriageway of Stunstead Road to points measured 17m in each direction along the nearer edge of the carriageway of Stunstead Road.

Reason: To ensure adequate visibility at the site access.

- 6 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5.5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays shall be 45° to the centre line of the access. The gates shall open away from the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

- 7 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5.5m into the site shall be appropriately paved in bound porous material.

Reason: To prevent loose surface material from being carried on to the adjoining highway, including Public Footpath FP144 (Trawden), thus causing a potential source of danger to other road users.

- 8 Unless approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around an Ash and Sycamore adjoining the access route of Stunstead Road, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil

or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

Reason: To prevent protected trees or hedgerows on site from being damaged during building works.

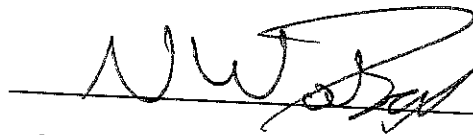
REASONS FOR APPROVAL:

- 1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The access and principle of the proposed development accord with the policies of the Replacement Pendle Local Plan and National Planning Policy Framework. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

POLICIES:

All Development Plan policies and proposals relevant to this decision and which form part of this decision notice are specified below:

- CS Policy SDP1 - Presumption in Favour of Sustainable Development
- CS Policy SDP2 - Spatial Development Principles
- CS Policy LIV1 - Housing Provision and Delivery
- CS Policy ENV1 - Protecting and Enhancing Our Natural and Historic Environments
- CS Policy ENV2 - Achieving Quality in Design and Conservation
- RPLP Policy 31 - Parking



Planning, Building Control and Licensing Services Manager

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