

Colne and District Committee - 7th January 2016

Update Report

13/15/0575P – Green Chimney, 74 Albert Road, Colne

Further responses have been received from LCC Highways and Colne Town Council;

Colne TC; comment on the inappropriate nature of the development within a Conservation Area.

LCC Highways; raise some initial concerns that the change of use within the premises will increase customer numbers and result in further demand for off-street parking in the surrounding area. It is also advised that there have been issues regarding loading and unloading at the site in the past, however the nature/extent of these problems have not been expanded on.

In response the applicant has advised that the upper floor has been in use for over 12 months, during which time no parking issues have arisen. They also point to long and short term parking availability in the area.

With regard to deliveries the following is advised;

- 1-2 lorry deliveries per week, taking 10-15 mins per delivery
- Up to 4 deliveries of produce in transit vans taking circa 5 mins per delivery
- In both cases the vehicles use the 2 hour short stay spaces on Lord St

The above comments from LCC are noted, however this is a town centre and highly accessible via a number of transport methods. Accounting for the increase in floor area within the context of the site, the retention of the upper floor use would not raise significant or unacceptable highway safety issues.

The recommendation therefore remains to **Approve.**