

Colne & District Committee Update 10th August 2017

17/0206/FUL – Lyndhurst, Hall Road, Trawden

Further comments received objecting on the following grounds:

- Potential damage from construction traffic,
- The plans are misleading as the access track is on a public footpath,
- The application is contrary to the development plans drawn up by the Trawden Forest Committee group;
- It is in an area known for flooding; and
- Hall Road is in a poor state and I object to further pressure being put on it;

A petition containing 424 signatures objecting to the proposal has also been submitted.

Recommendation remains to approve as per the main report.

17/0287/FUL – Church Hall, Trawden

Further comments received objecting on the following grounds:

- Additional drop off spaces not sufficient;
- Calculate 3.3 spaces for drop off zone and 4.125 for staff;
- The drop off zone would break rule 243 of the highway code which prohibits stopping or parking within 10m of a junction;
- The garage next door is well used and usually has a van parked to the front;
- The advice from LVV regarding highway safety appears to be disregarded; and
- The equipment required for the building of the extension would endanger road users;

Amended plans have been submitted showing two parking/drop off spaces to the front of the premises. The Conservation Officer has considered this and finds this acceptable.

A tree survey has been submitted which lists four mature and two young ash trees within the site. All four of the mature Ash trees show signs of disease and two have severe leans towards the building. These trees are proposed to be removed as these are in poor condition and are causing concern due to leaning. The removal of these trees is acceptable subject to appropriate replacements being required by condition.

LCC Highways have submitted comments on the amended plans raising concerns over the position and acceptability of the spaces. They also raise concerns over the partial demolition of the building and the likely impact on the highway network

Additional conditions required relating to replacement trees, protective fencing, traffic management plan and drop off zone should be attached to any grant of planning permission.

Recommendation remains to approve as per the main report.

17/0321/FUL – Warehouse Lane, Foulridge

United Utilities – No objection subject to foul and surface water drainage, management and maintenance conditions.

Amended plans have been submitted proposing natural stone to the front and side elevations of plots 1-6 fronting Warehouse Lane.

Additional, retaining wall, highway and drainage details have been submitted which may address the need for these details to be submitted at the conditions discharge stage, subject to the response of the relevant consultees.

Recommend: Delegate Grant Consent in order to assess viability assessment and vary conditions in consultation with the chair, subject to satisfactory response from consultees.