

Colne & District Committee Update 7th September 2017

17/0362/FUL Land to the North of The Meadows, Colne

One further comment received from a neighbour objecting to the proposals as set out in Kirkwell's response.

Response received from the Agent regarding objections to the scheme as follows:

- Kirkwell's have stated that the proposal is flawed in respect of NPPF and sustainable development and does not comply with local planning policies and is premature development and is no need for the Council to release these peripheral sites at the present time. These matters have been addressed by previous applications, appeal decision and pre-application discussions during which time the application has been fine tuned and improved.
- A number of specific points have been made which are misleading or inappropriately made. It was agreed in the Statement of Common Ground that the site is an acceptable housing location in principle and that were the appeal to be allowed the development would be in a viable location, is deliverable and could be brought forward.
- The SoCG also confirmed that the proposal was consistent with policy LIV1 and would be allowed by the Council providing it constitutes a sustainable development. The issue was not whether this was or was not a sustainable location but rather whether the development proposed satisfied all the design qualities expected by para 64 of the NPPF. There is no suggestion in the Inspector's report that he questioned the suitability of the site or its location for residential development.
- The revised approach seeks to address the previous claimed layout flaws by combining the two (SHLAA identified) sites in a manner which improves the house mix, design and orientation in a manner which meets the aspirations of Building for Life 12.
- Scheme density has also been raised claiming that the site is cramped. This is not the case with density being lower than previously proposed at 23 dph now 26 dph (appeal) which the Inspector stated would be lower than The Meadows.
- The current scheme is closer to Great House Farm (Listed), however, a professional assessment has been made by a qualified heritage consultant who concludes that no material impact would result upon its setting with existing changes to the southern and eastern boundaries.
- Mention has also made for the foul drain which serves Great House Farm and this should meet the General Binding Rules (Water Resources Act) and how this affects the spring water and filtration onto Council land. The applicant has offered to connect Great House Farm or the tank to the foul water system but this has not been taken up.
- The Council is well aware of the difficulties and need to provide a range of housing on site which are commercially attractive.

Officer comments:

Amended plans have been received which address the issues raised in the report.

- The building materials for plots 1-4, 53 and 55 and will be faced in natural stone with slate roofs.
- LCC Education contribution is disputed as this would render the scheme unviable.
- The contribution of £20,000 to continue the bus service is accepted.
- Additional landscaping has been provided to the boundaries with Great House Farm and along the western boundary adjacent the open countryside to address views from the nature reserve.
- Highway comments have been addressed.
- Plot 53 has been moved away from Great House Farm to allow for additional landscaping.
- Plot 52 has been revised.
- Plots 25-28 and plot 37 have been moved between 1-2m North to increase the interface distances.

Updated conditions relating to plan numbers.

Additional condition requiring s.106 contribution towards bus services.