

**REPORT FROM: HEAD OF DEMOCRATIC SERVICES**

**TO: COLNE AND DISTRICT COMMITTEE**

**DATE: 7<sup>TH</sup> FEBRUARY, 2019**

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**PROGRESS REPORT ON ACTION ARISING FROM  
COLNE AND DISTRICT COMMITTEE ON 10<sup>TH</sup> JANUARY, 2019**

<b>1.</b>	<p><b><u>Planning Applications</u></b></p> <p><b>18/0613/FUL Full:</b> Demolition of modular classroom and erection of a two storey education building (Use Class D1) (floor area 396 sq. m.) provision of a multi-use games area (MUGA) pitch and associated landscaping works at Christ Church, Church of England School, Bent Lane, Colne <b>Approved</b></p> <p><b>18/0718/FUL Full:</b> Major: Erection of 15 residential units including 9 dwelling houses and 6 apartments with 26 car parking space (resubmission) on the garage site to the rear of 10-24 Essex Street, Colne <b>Approved</b></p> <p><b>18/0749/PIP Permission in Principle:</b> Erection of detached dwelling house and garage on land East of Carry bridge Farm, Coal Pit Lane, Trawden <b>Refused</b></p> <p><b>18/0750/FUL Full:</b> Conversion of outbuilding to dwelling house and change of use of agricultural land to domestic use at Lower Broach Farmhouse, Skipton Road, Foulridge <b>Approved</b></p>	<p><b>Decision notice issued.</b></p> <p><b>Decision notice issued.</b></p> <p><b>Decision notice issued.</b></p> <p><b>Decision notice issued.</b></p>
<b>2.</b>	<p><b><u>Planning Applications for Comment</u></b></p> <p>18/0865/REM Reserved Matters: Major: Erection of 82 dwellings and associated infrastructure (appearance,</p>	

landscaping, layout and scale) (planning application 13/14/0580P – Appeal APP/E2340/W/15/3131974) at land to the East of Windermere Avenue, Colne

That the Policy and Resources Committee be informed of the Committee's comments as follows:-

- The error in the proposed site layout whereby an extra four properties fall inside, or on the boundary of, the Lidgett and Bents Conservation Area (CA). Councillors believe that these properties should have the same, higher-quality, architectural treatment and material palette as the existing nine properties in the CA.
- The sharp definition between the architectural treatment and material palette deployed in the CA and that used on the adjacent properties just outside the CA and those running along the eastern boundary. Councillors believe that this lack of consideration has a negative impact on the CA. There should be a transition zone to protect views into and out of the CA
- The lack of production of new visualisations to illustrate views into and out of the CA. This was a major part of the Appeal and the final proposed site layout and house designs should be modelled with updated and/or new visualisations from all relevant locations and key views.
- The lack of supporting information and calculations to demonstrate to all relevant interested parties that the proposed drainage scheme is adequate. This can no longer be based on sustainable drainage principles and the target run-off rate should be reduced from the Inspector's 1551/s for the whole of The Rough to a lower figure for the development site (Appeal Condition 5).
- The risk of harm to ground-nesting birds, including the Red-Listed Curlew, if the survey is carried out at the wrong time and/or the wrong conclusion is drawn. A survey carried out too early will miss the protected birds which will not have returned to The Rough. It is critical to planning and development as grassland and vegetation clearance, tree felling or any other works may need to be delayed until August (Appeal Condition 12).
- The risk of the Japanese Knotweed detected on the western border spreading into the brook, to other parts of The Lower Rough or to the wider area via roads (Appeal Condition 13).
- The insistence on vehicular access via the Skipton Old Road site entrance. Councillors believe vehicular access via this entrance should be removed, unless the emergency services require it. The Councillors also stressed the importance of all the traffic mitigation measures (Appeal Condition 17) being implemented.
- The insufficient buffer between the existing properties on Favordale and the cycle path, leading to compromised

**This planning application is due to be considered at a future meeting of the Policy and Resources (P&R) Committee. The P&R Committee will be informed of this Committee's comments.**

	<p>privacy for those properties.</p> <ul style="list-style-type: none"> <li>It was noted that the application was still at an early and incomplete stage and that officers and the Flooding Authority had requested changes and a number of new and/or updated supporting documents.</li> </ul>	
3.	<p><b><u>Outstanding Enforcements</u></b></p> <p>(1) That a report on options available to improve the condition of the land south of Curzon Street, Colne be submitted to the next meeting.</p> <p>(2) That the Planning, Building Control and Licensing Services Manger be authorised to serve either a S215 Notice or a Community Protection Notice with regards to the cluttered and untidy gardens at 15 Cuerden Street, Colne</p> <p>(3) That the garages and numbers 9 and 11 Cuerden Street, Colne be a standing item on future agendas of this Committee.</p>	<p><b>Update provided at item 7(a).</b></p> <p><b>A Community Protection Notice Warning Letter has been served. The Community Protection Team will continue to work with the responsible party.</b></p> <p><b>Elsewhere on the agenda.</b></p>
4.	<p><b><u>General Fund Revenue Budget 2019/20</u></b></p> <p>That the report be noted.</p>	<p><b>Noted.</b></p>
5.	<p><b><u>Problem Sites</u></b></p> <p>(1) That the Oak Mill Site on Skipton Road, Colne be removed from the Problem Sites list.</p> <p>(2) That reports on the condition of the former launderette on Varley Street, Colne and the two pieces of land in the South Valley off Lenches Road, Colne be submitted to the next meeting with a view to the sites being added to the Problem Sites list.</p>	<p><b>Removed from the list of problem sites.</b></p> <p><b>Report on the former launderette on Varley Street, Colne elsewhere on the agenda.</b></p> <p><b>A report on the land off Lenches Road, Colne will be submitted to a future meeting.</b></p>
6.	<p><b><u>Items for Discussion</u></b></p> <p><b>(a) Residents Parking, Calder Street, Colne</b></p> <p>This item was deferred pending further information at the next meeting.</p> <p><b>(b) Old Mill behind Church Street, Trawden</b></p> <p>That a report on the condition of the Old Mill behind Church</p>	<p><b>Elsewhere on the agenda.</b></p> <p><b>Elsewhere on the agenda.</b></p>

	<p>Street, Trawden and its impact on local residents be submitted to the next meeting with a view to it being added to the Problem Sites list.</p> <p><b>(c) Telephone Boxes outside XLCR House, Albert Road, Colne</b></p> <p>That the Planning, Building Control and Licensing Services Manager be requested to submit a report to the next meeting on the condition of the telephone boxes with a view to them being added to the problem sites list.</p>	<p><b>Report to be submitted to the March meeting.</b></p>
7.	<p><b><u>Outstanding Items</u></b></p> <p>(a) Former Public Conveniences – Colne Bus Station (06.09.2018)</p> <p>(b) 9-11 Cuerden Street, Colne – alleged use as a business (06.09.2018)</p> <p>(c) Air Quality Management Area Order (08.11.2018)</p> <p>(d) Superfast Lancashire (06.12.2018)</p>	<p><b>To be considered at a future meeting.</b></p> <p><b>Standing item on the agenda.</b></p> <p><b>To be considered at a future meeting.</b></p> <p><b>To be considered at a future meeting.</b></p>