

**REPORT FROM:** PLANNING, BUILDING CONTROL AND LICENSING SERVICES  
MANAGER

**TO:** COLNE AND DISTRICT COMMITTEE

**DATE:** 8<sup>TH</sup> AUGUST 2019

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95 Skipton Road, Colne.

#### **PURPOSE OF REPORT**

As requested by the Committee with regard to the possibility of adding the site to the Problem Buildings list.

#### **RECOMMENDATIONS**

It is recommended that no further action is taken on the site at this stage, given its general tidiness, reasonable security of the building and potential for new ownership in the near future.

#### **REASONS FOR RECOMMENDATIONS**

Members are kept informed of any action taken on problem buildings.

#### **Planning History**

13/07/0141P

Full: Change of use to hot food take-away and erect fume extraction flue on gable wall.  
Refused. Appeal Dismissed. 2007.

13/11/0291P

Full: Change of use of the ground floor from a shop to a hot food takeaway (User Class A5), installation of new shop front and extraction flue to rear.  
Refused. 2011.

13/11/0418P

Full: Installation of a new UPVC/aluminium shopfront (Re-Submission).  
Approved with Conditions. 2011.

## Issues

The site is a three storey end terrace building, comprising of a shop at ground floor and residential accommodation above, located on the junction between Skipton Road and Temple Street. It is located within the settlement boundary of Colne.

The premises is currently empty, but was last used as a sandwich shop in 2017. It is up for sale with Pettys and has a large sign on the main frontage. The current advert on the Pettys website is shown below.

Although all windows are boarded up, the building appears to be structurally sound, with a tidy and gated back yard and no noticeable rubbish or vandalism. The roof and walls appear in good condition and there is no evidence of broken windows.

Overall, the site is relatively tidy with no visible adverse waste issues. Although all windows are boarded up, this is preferable to broken windows and scattered glass. Given the site is actively being marketed for sale and is not located within a conservation area, it is not recommended that any further action is taken at this stage.

## Recommendation

It is recommended that no further action is taken on the site at this stage, given its general tidiness, reasonable security of the building and potential for new ownership in the near future.



95 SKIPTON ROAD, COLNE, BB8 0NU



Quick Summary

Property ID	5718
For sale:	<b>£139,950</b>
To let:	<b>Price on request</b>
Category:	Retail, Development
Area:	1517.86 sq ft

Property Description

LOCATION

The property occupies an end parade position on Skipton Road (A56) close to its junction with North Valley Road (A6068) which links with junction 14 of the M65 motorway via Vivary Way.

Set within a predominantly residential area, the property is within close proximity to North Valley Retail Park with occupiers including Matalan, Aldi, Lidl, KFC and McDonalds.

**IMPLICATIONS**

**Policy:** None

**Financial:** None

**Legal:** None arising directly from the report.

**Risk Management:** None arising directly from the report.

**Health and Safety:** None arising directly from the report.

**Sustainability:** None arising directly from the report.

**Community Safety:** None arising directly from the report.

**Equality and Diversity:** None arising directly from the report.