

Colne and District Committee Update 9th May 2019

18/0768/FUL – Black Carr Mill, Skipton Road, Trawden

Amended plans and details to address the reasons for refusal were received this morning. There is insufficient time before the meeting to fully assess those details. It is therefore recommended that the determination of the application be deferred to the next Committee meeting to allow for the amended plans and details to be fully assessed.

19/0111/FUL – Causeway Top Farm, Moss Houses Road, Foulridge

An additional neighbour comment was received, following the publication of the committee report.

Concerns were raised in relation to overlooking into a neighbouring property, from proposed first floor bedroom windows. These points were previously raised earlier in the application process and all residential amenity issues were considered as part of the assessment process.

Suitable conditions have been applied to ensure that some windows are to be obscure glazed, whilst all other windows are set at such a distance or angle so as not to result in significant detrimental loss of amenity to neighbouring occupiers. This is all covered in the committee report.

Comments have been raised by a neighbour expressing concerns regarding the impact of the development on the setting of the neighbouring listed building of Moss Houses Farm. The common yard area to the east of Causeway Top Farm has already been excavated and levelled prior to this application, removing the previous grass. This is not something that requires planning permission.

This area is to be used for parking, to serve the proposed barn conversion, no built structures are proposed on this land, nor are any extensions proposed to the barn which would reduce the separation distance with the listed building. Therefore, this proposal would not result in a significant detrimental impact on the setting of the listed building.

Moreover, concerns have been raised in relation to disturbance from cars parking to the east of the barn and a ground floor door on the south elevation having a detrimental impact on amenity for Moss Houses Farm. The parking of vehicles for domestic use, in connection with the occupation of the proposed barn conversion would not have significant detrimental impacts in an area surrounded by residential barn conversions and farmhouses. In addition, the proposed door would be at ground floor level and face onto an area which has an existing public right of way passing through, as a result there would be no significant detrimental impact on residential amenity over and above the existing situation.

Recommendation to approve still stands.

19/0113/FUL – Old Empress Mills, King Street Colne

An amended car parking layout and access plan, detailing 44 car parking spaces and 10 motorcycle spaces, has been submitted. This includes proposals for separate in and out vehicular access / egress and additional details of projected customer numbers.

The applicant's projection is that the maximum capacity at any one time would be likely to be 100 people and the projected number of cars parking on the site at any one time would be 20-25.

LCC Highways have responded with no objection to the development on the basis of the amended plans subject to appropriately surfaced pedestrian route between the disabled parking bays and the main entrance, as the car park is currently surfaced in stone setts, will present a difficulty for those customers with limited mobility.

It is recommended that the approval of the application is delegated to the Planning, Economic Development and Regulatory Services Manager subject to the agreement of pre-commencement conditions or the submission and agreement of details required to address the need for pre-commencement conditions.

RECOMMENDATION: Delegate Grant Consent

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, KB-1904-01, KB-1904-02, KB-1904-03, KB-1904-04, KB-1904-08, KB-1904-09, KB-1904-10, KB-1904-11, KB-1904-12, KB-1906-12.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No use hereby approved shall commence unless and until the vehicle parking has been marked out and made available for parking purposes in accordance with drawing No. KB-1906-12 and a pedestrian access route between the disabled parking bays and main entrance has been laid out and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to its surfacing. The parking, access and manoeuvring areas shall at all times thereafter be maintained free from obstruction and available for parking and manoeuvring purposes.

Reason: To ensure that an adequate level of parking is provided and maintained.

4. No use hereby approved shall commence unless and until secure, covered cycle storage has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall thereafter at all times be maintained and available for cycle storage purposes in accordance with the approved details.

Reason: To ensure that an adequate level of parking is provided and maintained.

5. No use hereby approved shall commence unless and until the new vehicular egress detailed on plan No. KB-1906-12 has been formed and IN / OUT signage displayed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to its display.

Reason: To ensure adequate vehicular access in the interest of highway safety.

6. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 (as amended), or any statutory instrument revoking and re-enacting that Order with or without modification, the premises shall be used as a roller skate arena, soft air shooting arena, crazy golf, snooker hall, bar restaurant and for no other purpose including any other purpose within Use Class D2 of that Order. The bar restaurant use shall at all times remain ancillary to the roller skate arena, soft air shooting arena, crazy golf and snooker hall uses, bar restaurant use shall not at any times be operated independently of those uses.

Reason: To protect the vitality and viability of Colne town centre and to prevent uses which would result in an unacceptable increase in on-street car parking in the vicinity.

19/0197/FUL - Tennis Courts, Alkincoats Park, Alkincoats Road, Colne

Colne Town Council - Object to this application for the following reasons:

- a) Involves the removal an A1 Rated Tree
- b) Significant additional cost, to the tax payer, due to the amount of excavation required by the design in order to level the site
- c) Strong objection from residents

Please note that, although not a planning issue, members feel that the original location proposed by Friends of Alkincoats, on the grass area north of the Tennis courts, would be more suitable. This site is likely to cost less to develop and would make good use of an area which is currently a very boggy.

A number of additional notification responses have been received raising issues detailed in the Committee report.

Recommendation to refuse still stands.