

Colne and District Committee Update 07th March 2019

18/0848/CND – Land to the East of Windermere Avenue, Colne.

Condition 4 – Contamination: The submitted report states that there is no requirement for remediation on the site and therefore this condition is recommended to be discharged.

Condition 5 – Drainage Strategy: The appeal condition restricts the overall run off rate to 155 l/s for the site.

LLFA requested further information on plan no. C2010 P04 due to discrepancies in pipe lengths and supporting flow calculations, design of the surface water storage structure, model to be re-run including 1440 minute storm duration and additional excess water to be stored within the network or within a temporary holding area.

These issues have been addressed on drawing no C2010 P05. A further amendment C2010 P06 was submitted after it was requested that the outfall position was amended to further towards the western corner in order to reduce positional impact on properties located on Favordale Road.

This latest plan indicates an attenuation tank of 492m² which has a hydrobrake to restrict the flow into the watercourse to 34.4 litres per second which is in line with the restrictions imposed by the Environment Agency. The level of attenuation required is dictated by the flow calculations run on all storm volumes up to and including the 1 in 100 year plus 40% climate change.

These latest flow calculations show no above ground flooding in all events up to and including the 1 in 100 year storm plus a 40% allowance for climate change. This would suggest that the attenuation tank has been sufficiently sized.

LLFA have no objection to the surface water drainage scheme as outlined above subject to this being fully implemented in accordance with the submitted details prior to first occupation of any dwelling or completion of the development whichever is sooner.

However, due to the outstanding issues relating to the greenfield run off and any run off from the adjacent higher land on to this site and therefore subject to further consideration of these it is recommended that this condition be delegated to the Planning, Building Control and Licensing Manager to discharge subject to implementation once satisfactory details have been provided.

Condition 6 – Archaeological Programme: The submitted report is acceptable and subject to this programme being implemented this condition is recommended to be discharged.

Condition 7 – Construction Method Statement: Drawing no. PH-01-A and a supporting statement have been submitted which indicate the development will be undertaken in two phases. Phase 1 towards the north of the site with the compounds located to the eastern side and phase 2 towards the southern end of the

site with the compounds located to the western side. Details including working houses, wheel washing, hoardings, disposal of waste and measures to control noise, dust and dirt have been provided and are acceptable. Subject to implementation this condition is recommended to be discharged

Condition 8 – Tree Protection: Details of the fencing proposed and location on drawing no.'s 5704_01 rev L, 5704_02 rev L and 5704_03 rev L have been submitted showing the tree protection line in blue and Dwg No. TPF-01 which shows the 1.8m high heras type fencing proposed to be erected. This is acceptable subject to implementation this condition is recommended to be discharged.

Condition 9 – Mitigation and Ecological Enhancement Measures: Details of the proposed bat and bird boxes and panels including locations have been submitted on drawing no.'s 5704_01 rev L, 5704_02 rev L and 5704_03 rev L and are acceptable subject to implementation this condition is recommended to be discharged.

Conditions 10, 11 & 14 –Landscape and Habitat Creation/non-adopted area and open space areas Management Plans: Details have been submitted which details the existing and retained hedgerows, trees and wooden slopes, new areas of woodland and retained copse, new hedgerows and supplementary planting and perimeter boundary treatments together with areas of open space and how these will be managed. Version 5704 Man Plan rev H of the Management Plan sets out how the existing and proposed planting will be maintained, irrigated and controlled initially this will be carried out by the developer and then a management company of the residents will be formed to ensure this is continued. This is acceptable and subject to implementation conditions 11 and 14 are recommended to be discharged. Landscaping plans 5704_01 REV L, 5704_02 rev L and 5704_03 rev L proposes a more robust screening to the western boundary along the rear of Favordale Avenue with higher hedge planting and a soft boundary to the eastern edge. The cycle link and planting along the Skipton Old Road frontage has also been amended in order to keep the banking clear and provide more appropriate screening along the top of the bank.

The submitted landscaping scheme now proposes a substantial planting scheme of additional trees, hedgerows and shrubs along the boundaries and within the site which will provide significant screening and ecological benefits once fully matured.

Condition 16 – Lighting Design Strategy: Details of the proposed lighting have been submitted and the type and levels are sufficient to not impact on ecology and are acceptable subject to implementation this condition is recommended to be discharged.

18/0876/FUL – 58-60 Brown St West, Colne.

One further response received objecting to the lack of off-street parking as the area is mainly industrial with HGV's requiring access.

18/0865/REM – Land to the East of Windermere Avenue, Colne.

Landscaping – As mentioned above various changes and improvements have been made which result in an acceptable scheme

Drainage – As mentioned above there are still some outstanding issues on the discharge of condition 5 of the appeal. However, for the purpose of this reserved matters application the drainage scheme is as per the condition with the addition of the requirement for maintenance and management.

Layout – the link to the public right of way on the eastern boundary has now been included and the cycle/pedestrian route onto Skipton Old Road has been reduced to 3m with a conservation style bollard to be provided as a cycle/pedestrian access only and not an emergency access. The layout within the conservation area has been slightly amended to improve the building lines and soften the approach into the conservations.

Design – Amendments have been made the housetypes within the Conservation area with side glazed panels removed and changes to two of the housetypes. Windows have also been adjusted to improve random placement. Simpler housetypes are now proposed throughout the site.

Materials – The materials palette proposed for the conservation area and adjacent is acceptable with more natural stone and stone slate roofs. Details and samples can be conditioned together with windows and doors and rainwater goods.