

Colne and District Committee Update Report – 10th January 2019

18/0613/FUL – Christ Church CofE School Colne.

Lidgett & Beyond have responded with further comments and requiring additional visualisations to order to assess. These are not necessary, in view, as the scheme can be assessed based on the information provided.

One neighbour has removed their objection and now supports the revised plan. They have requested that the existing stop-netting is removed as it would no longer be necessary.

Amended plans received showing the multi use games pitch set back into the site resulting in the distance between the site boundary and the edge of the pitch/fencing of circa 4.5m.

The height of the fencing has been reduced from 3m to 2.4m.

This is acceptable and ensures the impact on the conservation area from Keighley Road is limited and can be mitigated by an improved planting scheme.

Recommendation to Approve still stands with amended plans condition to reflect the changes.

18/0749/PIP – Land to East Carry Bridge Farm, Trawden.

A letter was received from the applicant on 18th December 2018, in support of the application. It states that having lived in Colne for 38 years, it has been a long term aspiration to build a dwelling on this piece of land. The applicant has owned the land for 25 years and hope the Cllrs will look upon this application favourably.

Recommendation to Approve still stands.

18/0750/FUL – Lower Broach Farmhouse, Foulridge.

Amended plans have been received showing access to the site via the track to Lower Broach Farmhouse. This is acceptable.

Recommendation to Approve still stands.

18/0865/REM – Land to east of Windermere Ave Colne.

Further comments have been received from neighbours and the Town Council raising further objections on the following:

ITEM NO. 6(a)

- The sharp definition between the architectural treatment and material palette deployed in the Lidgett and Bents Conservation Area and that used on the adjacent properties just outside the CA. 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 insufficient buffer between the existing properties on Favordale and the cycle path, leading to compromised privacy for those properties.
- 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 strong likelihood of the Curlew (a Red Listed bird) nesting on The Lower Rough which, if confirmed after an expert survey in March/April, should delay tree felling, vegetation clearance or any other works 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).

Lead Local Flood Authority – requests further information on surface water drainage and this has been passed to the Applicant to address.

The applicant has advised that the issues raised will be addressed and further information on this is expected shortly.