

Colne & District Committee Update Report 11th June 2020

19/0893/FUL – Full: Major: Demolition of part of Hall (40cu.m.); Change of use of Langroyd Hall from Public House (Use Class A4) to Extra Care Residential Institution (Use Class C3); Erection of four new build units to form 32 no. Extra Care apartments with ancillary gymnasium, hairdressers and associated car parking at Langroyd Hall, Langroyd Road, Colne.

Amended site layout plans have been received (PL)07 E which show Sycamores L and M now retained within the grounds of The Coach House.

The agent has agreed to amend the design of the first floor access to Block E and this can be controlled by condition.

Impact on Residential Amenity – Concerns have been raised that the report does not deal with a stained glass window in the Coach House or No 1 Lynwood Close.

The Listed Coach House is sited 11m gable to proposed rear of Block D. There is a first floor window in the gable which has stained glass fitted. This has been confirmed as a landing window. There is a first floor bedroom window in the eastern elevation of Block E which is 12m away in view of the retained trees, distance from the first floor element of Block E and non-habitable use this raises no privacy issues.

With regards to No. 1 Lynwood Close this property is sited to the south west of the site between 17m from Block E which is part two storey and part single storey. The two storey element is positioned to the western end with existing trees in between the two retained. There are no windows in the first floor level which faces the properties on Lynwood Close. The ground floor windows are below the level of the adjoining site and there would be no indivisibility. There is no unacceptable impact on the amenity of residents of 1 Lynwood Close.

Materials – The materials for the single storey extensions to the Hall comprise stone and slate to match with window details to be agreed.

The new build elements would be finished in stone to be agreed with slate, sedum or zinc roofs with details and finishes of window, doors, rainwater goods to be agreed

Trees – Two of the protected trees are sited with the curtilage of The Coach House and therefore outside of the application site, however, as the roots are likely to encroach onto the site and therefore care would need to be taken when constructing elements of Block D as the paths, bin store and rear elevation as these might need to be hand dug and the type of foundations required would be dependent on the extant and size of the roots at that point. This can be controlled by an appropriate condition.

Additional tree planting has been agreed on land to the north of the site which is owned by the Council and a scheme for this can be submitted at part of the overall landscaping scheme

Bats – Provision has been made on the site for a bat loft and other mitigation measures including integrated boxes and tree boxes. Details of these can be agreed be condition and secured by an s.106 obligation to ensure the work is subsequently carried out. The agent has agreed to this.

The recommendation to Approve still stands subject to the revised and additional conditions below:

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would not adversely impact on the Grade II Listed Hall, amenity or highway safety or the protected trees and would be acceptable in terms of design, materials, landscaping and parking subject to appropriate conditions and therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

6401/01, 6401-02, 6401/03, 6401/04, 6401/5, 6401/6, 6401/07, 2624 (PL)01, (PL)02, (PL)03, (PL)04, (PL)05, (PL)06, (PL)07E, (PL)08, (PL)09, (PL)10, (PL)11, (PL)12, (PL)13, (PL)14B, (PL)15B, (PL)16A, (PL)17, (PL)18, (PL)19B, (PL)20B, (PL)21A, (PL)22A, (PL)28 & (PL)30.

Reason: For the avoidance of doubt.

6. No development shall take place on the new build elements unless and until a contract for the redevelopment of the Hall as approved under 19/0894/LBC has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that work on the Hall is undertaken as a priority to prevent any further deterioration in the interest of preserving this Heritage Asset.

7. The first floor windows in the northern elevation of Block E shall be fitted with obscured glazing with a level of obscurity of Level 3 or above, unless otherwise agreed in writing by the Local Planning Authority, which shall thereafter be retained in perpetuity. Any replacement glazing shall be of an equal degree of obscurity. The windows shall also be hung in such a way so as to prevent the effects of obscure glazing being negated by way of opening.

Reason: In order to protect the privacy of the occupiers of adjacent property and prevent overlooking.

8. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement including the dropped pedestrian crossings on Red Lane, Langroyd Road (both sides),

Regent Avenue and Skipton Road has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

16. No development shall commence (except for demolition) unless and until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Scheme for design and detailing of roofs, eaves, verges, parapet, cornices, etc.;
- Scheme for framing design and finish details for all new windows and doors;
- Details of vents, grilles, flues and any other fittings to external elevations;
- Details of any repair/alteration to boundary walls and gateposts; design of new screen walls, ramps, retaining walls;
- Scheme for design and materials for hard surfacing and external lighting to the access road, parking areas, pathways and patio areas; and
- Ongoing maintenance scheme for the buildings including sedum roofs.

The scheme shall thereafter be fully implemented in strict accordance with the approved details.

Reason: To order to ensure the details are appropriate for the Listed Building and its setting and that the Hall is appropriately restored and the new buildings reflect this setting and are maintained accordingly.

19. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:

- a. all existing trees to be retained;
- b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. planting scheme for the adjacent land to the north to assist screening views of Block C and to ensure an appropriate setting;
- d. an outline specification for ground preparation;
- e. all proposed boundary treatments with supporting elevations and construction details;
- f. all proposed hard landscape elements and pavings, including layout, materials and colours;
- g. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

21. Notwithstanding the submitted plans details of the mitigation measures including Baffle access and habitation boxes shall be submitted to and agreed in writing by the Local Planning Authority and implemented in strict accordance with the approved details prior to any occupation on site.

Reason: In order to provide appropriate bat roosts on the site and enhance the biodiversity of the site.

22. No part of the development hereby approved shall take place until a Planning Obligation pursuant to section 106 of the Town and Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The said obligation shall provide for a contribution towards providing off-site landscaping.

Reason: In order to provide the site with an enhanced landscaping scheme including planting on the adjacent land to the North.

23. Notwithstanding the submitted plans no permission is given for the design of the access to the first floor of Block E. An alternative design shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works.

Reason: In order to ensure an appropriate design which is appropriate for the setting of a Listed Building in the interests of good design.

24 No windows shall be inserted in the first floor element of block E without the written permission of the Local Planning Authority having been first obtained.

Reason: In order to prevent any loss of privacy to the occupants of adjoining houses.

20/0093/CEA Hey Fold Cottage, County Brook Lane, Foulridge

United Utilities - we have concerns for the water supply to this property. At this time 3 properties are on 1 x 25mm connection which is normally only sufficient for 1 property.

From the planning we understand that - The property will be used to provide a safe home for no more than three children/young people aged between 10-17 years old. The children/young people will be fully supported by up to three adults, who will be at the home 24 hours a day. No alterations other than those required by regulations will be made.

We would strongly recommend a new suitable water connection is applied for to ensure that there are no issues with the water pressure.

Officer Comments

The comments from United Utilities are not material to the determination of this Lawful Development Certificate application which is merely to determine whether the proposed is lawful. Any impact on water supply is not relevant to a certificate of lawful development which is purely to determine whether or not a development would be lawful.