

Colne & District Committee Update Report 5th November 2020

19/0867/FUL & 19/0868/FUL - Harwes Farm

An additional ecology report has been received. The report addresses the concerns of the Council's Environment Officer in relation to the ground flora within the woodland, which the report details has changed since the area was designated a BHS and is no longer species rich. There is also additional details regarding the effect of the proposed access road on the hydrology of the moorland. Subject to a condition for details of the construction and drainage of the track the Council's Environment Officer has no objection to the applications.

20/0551/HHO – 297 Keighley Road, Colne

Amended plans have been submitted which amend the design by using much more red brick material and less render on the gable and front elevations. The first floor window in the front elevation has also been altered to provide a more vertical emphasis. Samples of the external materials including the roof would be submitted for approval and the garage doors are proposed to be a dark Grey.

In addition the Beech hedge to the playing fields will be extended along the gable and this will provide some screening when viewed from this approach.

The amendments take on board the comments by PBC Conservation Officer and the scheme is now acceptable in terms of impact on the Conservation Area subject to appropriate conditions.

The recommendation to Approve this application is therefore proposed with the following amended 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 1:1250, Block Plan 1:500, 2019/89/01, 2019/89/02, 2019/89/03 G, 2019/89/04 I, 2019/89/05 B & Topographical Survey.

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

3. Notwithstanding the submitted plans prior to any above ground works being commenced samples of all external materials to be used in the elevations, roof and garage doors of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The cheeks of the two dormers to the front roofscape shall be tiled and not rendered. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development within the Conservation Area.

4. No additional windows or doors shall be inserted into the side (North East) elevation at any time without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that privacy to the neighbouring property is not adversely affected.

5. Notwithstanding the submitted plans a minimum of three parking spaces shall be provided with the site. The inner garage space is too shallow to be able accommodate an average size motor vehicle and therefore at least two external spaces shall be laid out, surfaced in bound porous materials and be available for use before the extension hereby approved is brought into use. The car parking and manoeuvring areas shall thereafter at all times remain unobstructed and available for use for car parking purposes.

Reason: To ensure adequate off-street car parking provision is provided within the site.

6. During the construction period wheel washing facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

7. Prior to the commencement of the development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. the exact location and species of all existing trees and other planting to be retained;
- b. all proposals for new planting and turfing including a Beech hedge along the side (South West) boundary and indicate the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. 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 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.