

Colne Committee Update Report 8th July 2021

20/0758/FUL Westons Station Road Foulridge

As stated in the report there are some outstanding issues that still need to be addressed. These include satisfactory drainage information, amended highway plans and an enhanced landscaping scheme. The agent has indicated that this information will be provided shortly.

Recommend: Deferral until additional information received and assessed.

21/0087/FUL Land adj Whitewalls Drive, Colne

This application has been withdrawn prior to the meeting.

21/0241/OTD - no update

21/0272/CND - no update

21/0358/REM Land to NW Laneshawbridge

Amended plans relating to the proposed landscaping have been received which need to be assessed and therefore the recommendation is to Delegate Grant Consent once an acceptable scheme has been submitted.

Additional conditions are suggested as listed below in order to protect the amenity of the adjacent properties:

9. No additional openings shall be inserted into the southern gable elevation of Plot 4 at any time without the prior consent of the Local Planning Authority as to the size, position and level of obscenity of any proposed windows or doors.

Reason: In order to prevent any impact on the privacy and amenity of adjacent dwellings.

10. The 2m high fence proposed to be sited between the track on the western boundary and the western rear elevation of Plot 4 shall at all times be retained and maintained in that position and at that height unless otherwise agreed in writing by the Local Planning Authority as to any alternative arrangement.

Reason: In order to prevent any impact on the privacy and amenity of adjacent dwellings.

11. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order

1995 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, E (a) & (b), F of Part 1 and Class A of Part 2 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) no extensions shall be erected

E(a)) no buildings, enclosures, swimming or other pools shall be erected or constructed within the curtilage of the buildings

E(b)) no containers for the storage of oil or gas for domestic heating purposes shall be installed within the curtilage of the buildings

F) no hard surface shall be provided within the curtilage of the buildings

Part 2

A) no gates, fence or wall structures shall be erected within the curtilage of the buildings

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and amenity of the area and potential impacts on neighbouring properties.

12. A scheme for the management (including maintenance) of the landscaped areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwellinghouse. The approved scheme shall be carried out in full accordance with the agreed scheme before the first dwelling is occupied.

Reason: To ensure the site is properly maintained and managed in the interests of visual amenity.