

REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER

TO: COLNE & DISTRICT COMMITTEE

DATE: 9TH SEPTEMBER, 2021

Report Author: Neil Watson
Tel. No: 01282 661706
E-mail: neil.watson@pendle.gov.uk

PLANNING APPLICATIONS

PURPOSE OF REPORT

To comment on the attached planning application.

REPORT TO COLNE & DISTRICT COMMITTEE ON THE 9th SEPTEMBER, 2021

Application Ref: 21/0626/VAR

Proposal: Full: Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 19/0801/FUL to substitute site layout, reposition housing plots and change materials

At: Land off Harrison Drive, Colne

On behalf of: Barnfield Construction Ltd

Date Registered: 29th July 2021

Expiry Date: 28th October 2021

Case Officer: Neil Watson

Site Description and Proposal

Planning permission was granted in February 2020 for the erection of 79 houses on land off Harrison Drive.

This application seeks to vary that application by altering the plans. The plans seek to vary the house types and designs.

There are pedestrian access points in each corner except the southern one which has a pedestrian access further east on Harrison Drive.

Access into the site is proposed via the demolition of one dwelling on Harrison Drive – number 62.

Under the constitution of the Council an application for housing which comprises of 60 or more units falls to be determined by the Policy & Resources Committee. The application is brought to Committee in order for Committee to be able to pass their comments and/or recommendations to Policy & Resources Committee for consideration.

The application relates to more than 60 houses and as such under the constitution of the Council it falls to be determined by the Policy & Resources Committee. It is brought to this Committee as a consultation for any comments to be relayed to Policy & Resources.

Relevant Planning History

Planning permission was approved for the development under application 19/0801/FUL.

Consultee Response

LCC Highways: The loss of the link path to the north eastern corner of the site to the north eastern point of the estate road reduces the walkability within the site to the surrounding road network and is not supported. I would request that it is reintroduced into the design.

Colne Town Council: No response received.

Public Response

One comment has been received at the time of writing this report. It is an objection based on:

Upset to see a proposed substation to be built close to their house.

Personal details given about the impact the substation would have on a member of the household's ability to sleep.

It will be an eyesore.

Officer Comments

The application is made under section 73 of the Town & Country Planning Act 1990. This restricts the considerations that can be taken into account. It requires that consideration only be given to the conditions that the development should be granted with. This is because section 73 relates to development that is extant and that currently benefits from planning permission.

The highway issues, drainage and principle of development do not alter with this application.

The application seeks to amend the design of the development. It proposes to alter the layout of the plots along the boundaries of the site and to alter the individual designs within the plots.

Officer Comments

- 1.1 The application seeks to vary the layout of the approved houses and to vary the designs accordingly. The application does not seek to install a substation. Although that is annotated on the plan as a future intention it does not form part of this application and must not be considered as a material planning consideration.
- 1.2 The application seeks to amend the layout whilst keeping the same general form an layout. None of the properties are brought to within 21 m of the windows of the existing houses and the relationships to them are effectively the same as have been approved. There would be no detrimental impact on the living conditions of the occupants of any existing property.
- 1.3 The design seeks to alter the external materials in the development.
- 1.4 The comments raised by LCC relating to the footpath link have been raised with the applicant. Any update on this will be verbally updated to Committee

It is recommended that Committee consider the proposed amendments and make any comments for the Policy & Resources Committee to consider.

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