



REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER

TO: COLNE & DISTRICT COMMITTEE

DATE: 12TH MAY, 2022

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 12TH MAY 2022

Application Ref: 21/0947/FUL

Proposal: Full: Major: Erection of 106 dwellings.

At: Land South Of The Junction With Knotts Lane, Lenches Road, Colne

On behalf of: Gleeson Regeneration

Date Registered: 21/04/2022

Expiry Date: 21/07/2022

Case Officer: Laura Barnes

This Application is for a housing development of more than 60 houses and as such must be determined by Policy and Resources Committee. The application is therefore brought before Colne Committee for comments..

Site Description and Proposal

The application site is an area of land 4.11 ha between Lenches Road and Knotts Lane, to the south of Colne. The application site is located in the Open Countryside and there is a Public Right of Way 13-4-FP-220 which bounds the site along Birchenlee and 13-4-FP-195 which runs in a North-South direction along the eastern boundary

The application is for 106 dwellings with access off Lenches Road.

Relevant Planning History

None

Officer Comments

Policy

Policy SDP1 (Presumption in Favour of Sustainable Development) takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy SDP3 (Housing Distribution) sets out the location of new housing in the Borough in conjunction with SDP2 and LIV1.

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 (Achieving Quality in Design and Conservation) identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

Policy ENV4 (Promoting Sustainable Travel) seeks to promote sustainable travel as well as development impacts and accessibility and travel plans for major developments to mitigate any negative impacts.

Policy ENV5 (Pollution and Unstable Land) concerns the risks of air, water, noise, odour and light pollution in addition to addressing the risks arising from contaminated land.

Policy ENV7 (Water Management) concerns the risk of flooding from flood or surface water. It requires flood risk to be assessed and sustainable drainage measures to be used.

Policy LIV1 (Housing Provision and Delivery) sets out the requirement for housing to be delivered over the plan period. This policy allows for non-allocated sites within the Settlement Boundary as well as sustainable sites outside but close to a Settlement Boundary.

Replacement Pendle Local Plan

Saved Policy 31 sets out the maximum parking standards for development.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Officer Comments

The application has been brought to Colne Area Committee for comment, as is the procedure at Pendle Council for a scheme of this scale and nature. The decision making committee will be Policy & Resources Committee. Councillors are invited to put forward comments from the Colne Area Committee.

The plans which the Council have received indicate a layout with 15 different house types in a cul-de-sac arrangement. The number of dwellings applied for are 106, 2-4 bedroom dwellings comprising semi-detached, detached and bungalows. There is a single point of access proposed off Lenches.

A landscape and visual impact assessment has been submitted along with a suite of other technical reports to accompany the planning application including:

- Layout Plans and Elevations (including House Types)
- Street scene
- Design & Access Statement
- Ecology
- Ground Investigations
- Drainage
- Transport Assessment, including access and visibility splays
- Travel Plan

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