

Colne Area Committee Update Report – 2nd November 2023

23/601/FUL Colne Market

Following the drafting of the committee report, comments have been received from Colne Town Council. They state the following:

The Town Council is in favour of the re-development of the market and urges Pearl to press on with the refurbishment.

An amended plan indicating the planters to the front of the building has also been received. This sets the planters back by 2m from the carriageway, so that there is no issue with visibility at the zebra crossing. This requires an update to condition 2 as follows:

2. *The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 21.211_01_008_A, Proposed Floor Areas 21.211_01_009_A, Proposed Elevation Plans 21.211_01_005_E, First Floor Plans 21.211_01_003_G, Lower Site Plan and Servicing Area 21.211_01_002_M, Ground Floor Site Plan 21.211_01_001_R.*

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

Condition 4 sets out operating hours for the scheme. The applicant has confirmed that they intend to operate until 10pm. However, following further consultation with Environmental Health Officers on this it is clear that there would be no unacceptable amenity issue with operating until 11pm. As such, the wording of the condition should be as follows:

4. *No customers shall remain on the premises outside the hours of 08:00 and 23:00 Monday to Friday inclusive and between the hours of 08:00 and 23:00 on Saturdays. On Sundays & Bank Holidays no customers shall remain on the premises outside of the hours of 09:00 and 23:00.*

Reason: In the interest of residential amenity.

A comment has been received from a member of the public requesting that a green wall is incorporated into the frontage of the market hall and offering expertise in this area. There is no policy requirement for a green wall and this has not been put forward as part of the application which is currently before the Council for consideration.

This does not change the recommendation for approval of the scheme.