

## **Colne & District Committee Update Report – 7<sup>th</sup> December 2023**

### 23/0576/CND: Land adjacent Whitewalls Drive, Colne

This application has been withdrawn.

### 23/0674/FUL: The Exchange, Spring Lane, Colne

Following the publication of the committee report, comments have been received from two members of the public raising the issue of water supply.

As set out in the Planning Practice Guidance, Planning for the necessary water supply would normally be addressed through authorities' strategic policies, which can be reflected in water companies' water resources management plans. Water supply is therefore unlikely to be a consideration for most planning applications and it outside the scope of this planning application. The site is supplied by mains water and there are no objections from the utility companies. This is not a material planning issue that could lead to the application being refused.

There have also been some concerns raised that the proposed dwellings could change from assisted living for people with autism and learning difficulties, to people with drug and alcohol dependency. There would be no control in terms of land use planning, over the proposed occupants of the apartments.

Comments have also been received from Lancashire Fire and Rescue requiring the applicant to comply with the relevant Building Regulations. The full comments are available to view on the Council's website and do not change the recommendation. As the planning system works on the principle that other regulatory regimes will operate the comments of Fire and Rescue are noted but are not material to the determination of the planning application as they relate to control over other regulations.

As such, there is no change to the recommendation of the committee report.

### 23/0601/FUL: Colne Market

Following the publication of the committee report, the Council has received some amended plans, as such there is a requirement to change the wording to condition 2:

*2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 21.211\_01\_008\_A, Proposed Elevation Plans 21.211\_01\_005\_K, Lower Site Plan 21.211\_01\_002\_M*

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

In terms of the amended plans, the alterations include: a small glass entrance canopy to the front elevation, the removal of timber cladding, removal of an external door and a change to the positioning of the market hall sign.

A condition is also required to control the hours during which the temporary loading access to the front of the building can be used. This is to ensure that there is no conflict between

vehicles and pedestrians during the hours that loading is taking place. The condition should be as follows:

*8. There shall be no vehicles used for loading or unloading either parked or waiting within the area marked with hatching and indicated as "temporary loading access" on the Site Layout Plan, outside of the hours of 06:30 and 07:30 on weekdays, weekends or bank holidays, or other times to be agreed in writing by the Local Planning Authority.*

*Reason: In the interests of highway safety.*

There is no change to the recommendation, which is to approve the application.