

Colne & District Committee Update Report: 7th March 2024

23/0789/FUL: Moorlands, Skipton Old Road, Foulridge

Following the publication of the committee report, the applicant has submitted and amended plan which moves the parking area out of the Root Protection Area of T7 completely. This is a betterment to the scheme. They have also undertaken an ecology report which has concluded that the site is of low conservation value, no affected habitats within the site are Priority Habitat and no protected species were observed. The proposed development would result in the loss of a small area of semi-improved grassland, three low quality trees and domestic Rhododendron. However, there is a condition proposed for a landscaping scheme and the Council's Environment Officer (Trees) is confident that this could provide suitable mitigation.

The applicant has confirmed that the water supply would be fed from the mains water supply at Moorlands itself, and not from a private supply as set out in the report.

In terms of the finishing material for the pods, the applicant is happy to accept an alternative colour if this would be more appropriate. At present, the plans indicate a composite cladding weather board coloured grey. However, it is also possible to have a composite cladding coloured cream or cedar, with a roof tile finish (Britmet roof tiles in 3 different colours) or Siberian larch timber cladding. A condition is proposed so that physical samples of the material can be viewed and considered.

Due to the amended site layout plan there is a need to amend condition 2 as follows:

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Site Plan TS521-1C, One bedroom pod – elevation and floor plans 23/17-04, Two bedroom pod – elevation and floor plans 23/17-06.*

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

This does not change the overall recommendation which is to approve the application, subject to conditions.