

23/0690/AGD – Piked Edge Farm

Amended plans have been received relocating parking to the northwest of the building and proposing native species landscaping to the southeast side of the building.

The proposed parking and landscaping are acceptable. The recommendation remains to approve and the conditions updated to reflect the amended plans.

Reason for Decision

The proposal qualifies as a Class Q and all matters for consideration are acceptable.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development must be completed within a period of 3 years starting with the prior approval date.

Reason: Required to be imposed by Class Q (Q2(3)) of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 8940-MJM-XX-XX-DR-D-6691, 410.01.001 Rev A, 410.01.003, 410.01.101, 410.01.201, 410.03.003 Rev B, 410.03.101, MR24-048/101

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

3. Within three months of the grant of planning permission a scheme for the construction of the amended site access on to Skipton Old Road, to include the construction of the access to an appropriate standard, kerbed radii, verges within the access surfaced in a bound porous material and a drainage scheme across the access to collect surface water, shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The scheme shall be constructed and completed in accordance with the approved scheme prior to occupation of the first dwelling and maintained for the lifetime of the development.

Reason: In the interest of highway safety in order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site so that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

4. Prior to occupation of the first dwelling, visibility splays measuring 2.4m back from the centre line of the access and extending 215m in both directions to the nearside carriageway edge shall be provided at the access onto Skipton Old Road. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splays. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development.

Reason: In the interest of highway safety to ensure adequate inter-visibility between highway users at the site access.

5. The car parking facilities and manoeuvring areas shown on the plans hereby approved shall be made available in accordance with the approved plans prior to the occupation of any of the dwellings; such parking facilities and manoeuvring areas shall thereafter be permanently retained for that purpose.

Reason: To ensure adequate parking and manoeuvring are provided within the site.

6. Prior to first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

Reason: To ensure that the development provides the infrastructure for sustainable forms of transport.

7. The submitted landscaping scheme (MR24-048/101) shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings and to protect the landscape character and visual amenity of the area.

23/0799/FUL: Land to the NW of West Lynn, Barrowford Road, Colne

Following the publication of the committee report, additional representations have been received from members of the public, in support of the application. Their comments can be summarised as follows:

- Good to see the horses in the field
- The family are so friendly and caring towards the horses, they will improve and enhance the area
- It is lovely for people to see horses in the field
- The horses are a refreshing change in the area
- The horses are well cared for despite the weather we have been having recently
- Fully support this application

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

24/0189/LBC - Saint Bartholomews School, Exchange Street, Colne

Conservation Consultants - The proposed scheme is for listed building consent and planning permission for insertion of a first floor, replacement windows, realignment of pedestrian entrance

and creation of a vehicular access onto Exchange Street to allow for its use as a mosque. The proposal also includes a single storey addition to the eastern (principal) elevation.

I welcome the reuse of this redundant building, which is likely to provide a significant heritage benefit directly to the listed building through its reuse, repair and likely future maintenance; and a heritage benefit to the conservation area by enhancing its appearance.

The single storey extension is faced in stone with large areas of glazing to the south elevation and would be connected to the main building through a glazed link.

It has a flat roof and simple, modest and contemporary design, but relates visually to the host building through the use of stone. The large areas of glazing enables the extension to appear light and the vertical emphasis counters its horizontal form.

The design and siting preserves the main elevation overall, but further information on how this adjoins the host building, including details of the glazed link, from the north elevation would assist in understanding its full impact.

As the openings are boarded the condition of the glazing, some of which may be original, is unknown. Evidence that replacement glazing is required, and details of the proposed new fenestration should be submitted, along with details of proposed new doors.

I have no concerns about works to the interior which has been largely altered in the late C20. However, sections and method statements for proposed insulation and ventilation would help to assess suitability of approach and to ensure any remaining internal features are not obscured. It is not clear why the pedestrian entrance is proposed to be aligned with the main elevation. However, providing this is controlled via condition and detailed method statement including recording and numbering of stonework, I have no objection to this element of the proposal. It may also provide a heritage benefit through repair to the entrance. However, I do have concerns about the removal of a large section of wall to form the vehicular entrance. The wall is noted in the list entry as complete and I am concerned removal of a large part to the principal elevation will impede on the ability to appreciate its former use and cause a break in the enclosure provided to the conservation area, causing harm (low level of less than substantial) to the conservation area, and a low to moderate level of less than substantial harm to the listed building. I note Highway advice that the proposed width of the vehicular opening may be insufficient and that the wall would need to be reduced to below 1m for visibility, and that a ramp would be required. This would cause an unacceptable level of harm to the listed building (moderate to high less than substantial) and a low level of less than substantial harm to the conservation area.

Officer comments

Amended plans have been received removing the proposed vehicular access. This fully resolves the concerns raised by the Conservation Consultants in relation to the proposed vehicular access. The additional detail in relation to the pedestrian access on School Street and details of how the extension would like to the building can be required by condition, as they were with the previous approval. The recommendation is therefore changed to Approve with conditions for the additional details advised to be necessary by the Conservation Consultants.

Concerns have been raised about the use of the building and the highway implications flowing from that. The application seeks to add facilities to the building and the description indicates that these would be for Use Class use F.1 (f).

Reference to the use class in the description of development confirms that the extensions would be used for that purpose. The main building lies within Use Class F.1 – Learning and Non-

Residential Institutions. This includes within it the provision of education and for or in connection with public worship or religious instruction.

This means that the building already can be lawfully used for religious events including funerals and no permission is needed for such activities.

LCC highways have expressed concern about the ability of the locality to host hearses used in connection with the site. However such a use is lawful currently and we cannot retrospectively address issues of principle.

Reason for Decision

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The minor harm to the significance of the Listed Building would be outweighed by the public benefits of the works and as such there is no reason to refuse consent.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 23/079/L01, 23/079/P01 Rev A, 23/079/P02, 23/079/P03 Rev A.

Reason: For the avoidance of doubt.

3. The works shall not commence unless and until samples of new and replacement external materials to be used in the walls and roofs of the works hereby approved have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in strict accordance with the approved materials.

Reason: To protect the significance of the Listed Building.

4. The works shall not commence unless and until details of the method of adjoining north side extension, including details of the glazing system of the glazed link, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in strict accordance with the approved details.

Reason: To protect the significance of the Listed Building.

5. No stone cleaning or repointing works shall commence unless and until details of those works, including details of the mortar mix, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in strict accordance with the approved details.

Reason: To protect the significance of the Listed Building.

6. All new or replacement rainwater goods, soil pipes and flues shall be cast iron or aluminium and finished in black, details of any new or replacement rainwater goods, soil pipes and flues shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall thereafter be carried out in strict accordance with the approved details.

Reason: To protect the significance of the Listed Building.

7. Details of all new and replacement window frames and doors and rooflights, including cross-sectional plans and/or samples, and details of finish and colour, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall thereafter be carried out in strict accordance with the approved details.

Reason: To protect the significance of the Listed Building.

8. Details of the proposed pedestrian access gate to School Street, including the design of the gate and gateposts and the materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority prior to the works to form the pedestrian access. The works shall thereafter be carried out in strict accordance with the approved details.

Reason: To protect the significance of the Listed Building.

9. The works shall be carried out in strict accordance with the Bat Mitigation Strategy / Method Statement dated 08/03/2024.

Reason: To ensure protection of the habitat of protected species.

10. Details of any works involved in the provision secure bicycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to those works being commenced. The works shall thereafter be carried out in strict accordance with the approved details.

Reason: To protect the significance of the Listed Building.

24/0193/FUL - Saint Bartholomews School, Exchange Street, Colne

Conservation Consultants – Comments as above.

Officer Comments

Concerns have been raised about the use of the building and the highway implications flowing from that. The application seeks to add facilities to the building and the description indicates that these would be for Use Class use F.1 (f).

Reference to the use class in the description of development confirms that the extensions would be used for that purpose. The main building lies within Use Class F.1 – Learning and Non-Residential Institutions. This includes within it the provision of education and for or in connection with public worship or religious instruction.

This means that the building already can be lawfully used for religious events including funerals and no permission is needed for such activities.

LCC highways have expressed concern about the ability of the locality to host hearses used in connection with the site. However such a use is lawful currently and we cannot retrospectively address issues of principle.

Amended plans have been received removing the proposed vehicular access. This fully resolves the reasons for refusal. The recommendation is therefore changed to Approve.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of design, amenity, highway safety and impact upon ecology. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 23/079/L01, 23/079/P01 Rev A, 23/079/P02, 23/079/P03 Rev A.

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

3. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) Measures to control the emission of dust and dirt during construction
- v) A scheme for recycling/disposing of waste resulting from demolition and construction works
- vi) Details of working hours
- vii) Timing of deliveries
- viii) Measures to ensure that construction, delivery and site operatives' vehicles do not impede access to neighbouring properties.

Reason: In the interest of highway safety.

4. The use of the extensions hereby approved shall not commence unless and until cycle storage facilities have been provided in accordance with a scheme that has been submitted

to and approved by the Local Planning Authority. The cycle storage facilities shall be maintained available for cycle storage purposes at all times thereafter.

Reason: For the provision of infrastructure for sustainable forms of transport.

5. The development shall be carried out in strict accordance with the Bat Mitigation Strategy / Method Statement dated 08/03/2024.

Reason: To ensure protection of the habitat of protected species.

Note: Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

24/0132/HHO Brookside, Skipton New Road, Foulridge

This application was to be considered by Colne Committee due to four supporting comments, the officer recommendation was for refusal.

On Thursday 2 May 2024, the Council received an appeal for non-determination for this application. Therefore, this application cannot be determined by Pendle.

The Committee is advised to make a resolution as to what it would have decided and this will form the basis of how the appeal is dealt with.