

Colne & District Area Committee Update Report – 8th August 2024

24/0314/VAR – 3 Greenfield House, Greenfield Road, Colne

Conservation Consultants – Growth Lancashire have responses with the following comments:

I have reviewed the application documents and considered these against the S72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, the national policy guidance contained in Chapter 16 of the NPPF and the relevant Local Plan policies ENV1 and ENV2 of the Pendle Core Strategy. I consider that the proposal to amend the elevations of the previously approved dwellings will cause no discernible level of harm or loss of significance to the heritage asset identified above. As such the proposal complies with the objectives contained in Chapter 16 of the NPPF and the Local Plan Core Strategy policies ENV1 and ENV2 and I raise no objections from a heritage perspective.

Officer Comments

The conservation consultant's assessment finds no discernible level of harm or loss of significance, this supports the recommendation of the Committee report and the recommendation remains to approve as per the Committee report.

24/0430/ADV - Land at Whitewalls Drive, Colne

Following the publication of the committee report, comments from the Council's Environmental Health Department have been received as follows:

The proposals are 100m from the nearest neighbouring property and would not result in an unacceptable impact.

LCC Highways have also responded requesting an amendment to the plans:

Signs 3 and 15 are located adjacent to the signalised junction of Whitewalls Drive and the estate road. A scale location drawing is requested to show the exact position of these signs with the visibility splays and the signal heads overlaid to ensure that they do not interfere with the safe operation of the junction.

Sign 15 (totem) from application 24/0331 is adjacent to the above signs. Together these 3 signs create a plethora of signs which appear disorganised and unnecessary clutter adjacent to the highway.

The proposed internally illuminated signs are 300cd/m² which is considered acceptable.

Conclusion

Lancashire County Council acting as the Highway Authority would request further information regarding the position of the above sign in relation to the road junction.

Amended plans have been received proposing that signs 3 and 15 are replaced by Starbucks signage on the totem (sign 15) of 24/0331/ADV. The proposed conditions have been revised to reflect that change. This addresses LCC Highways concerns and therefore the application is recommended for approval.

Reason for Decision

Taking into account the provisions of the Development Plan, the proposed advertisements are acceptable in terms of amenity and public safety.

RECOMMENDATION: Approve

Subject to the following conditions:

1. Notwithstanding the provision of Part 3 (Regulation 14) of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 this consent shall expire five years from the date of the grant of consent.

Reason: Condition imposed by the Regulations.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan PP-13194265v1, Advertisement plans prepared by IVC Signs, dated 25/06/2024 Job number SD11038, Rev –

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

3. Notwithstanding any indication on the approved plans, no consent is granted for the display of signs 3 and 15.

Reason: To prevent visual clutter in the interests of amenity and highway safety.

3. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the land entitled to grant permission.

Reason: Condition imposed by the Regulations

4. No advertisement shall be sited or displayed so as to: a) Endanger persons using the highway, railway, waterway, dock, harbour or aerodrome (civil or military); b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: Condition imposed by the Regulations

5. Any advertisement displayed, and any site used for the display of advertisement, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: Condition imposed by the Regulations

6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: Condition imposed by the Regulations

7. Where an advertisement is required under these regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: Condition imposed by the Regulations

8. Any illuminated advertisement shall be designed so that:

- No part of the source of the illumination shall at any time be directly visible to users of the adjacent public highway network;
- Static illumination is provided and the sign shall not feature intermittent or flashing lights;
- The level of illuminance shall not exceed the maximum level found within the Institution of Lighting Engineers (ILE) document PLG 5 Brightness of Illuminated Advertisements or its equivalent in any replacement guide;
- Moving features are not provided.

Reason: In the interest of highway safety to avoid glare, dazzle or distraction to passing highway users.

24/0331/ADV - Land adjacent Whitewalls Drive, Colne

As detailed above amended plans have been received to include Starbucks signage on sign 15. Condition 2 has been revised to reference the amended plans.

Reason for Decision

Taking into account the provisions of the Development Plan, the proposed advertisements are acceptable in terms of amenity and public safety.

RECOMMENDATION: Approve

Subject to the following conditions:

1. Notwithstanding the provision of Part 3 (Regulation 14) of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007 this consent shall expire five years from the date of the grant of consent.

Reason: Condition imposed by the Regulations.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 19.161 dwg 015 Rev A, Advertisement plans prepared by IVC Signs, dated 07/08/2024 Rev P.

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

3. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the land entitled to grant permission.

Reason: Condition imposed by the Regulations

4. No advertisement shall be sited or displayed so as to: (a) Endanger persons using the highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: Condition imposed by the Regulations.

5. Any advertisement displayed, and any site used for the display of advertisement, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: Condition imposed by the Regulations

6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public

Reason: Condition imposed by the Regulations

7. Where an advertisement is required under these regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity Reason: Condition imposed by the Regulations

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- Static illumination is provided and the sign shall not feature intermittent or flashing lights;
- The level of illuminance shall not exceed the maximum level found within the Institution of Lighting Engineers (ILE) document PLG 5 Brightness of Illuminated Advertisements or its equivalent in any replacement guide;
- Moving features are not provided.

Reason: In the interest of highway safety to avoid glare, dazzle or distraction to passing highway users.