

**REPORT OF: ASSISTANT DIRECTOR, PLANNING, BUILDING CONTROL & REGULATORY SERVICES**

**TO: COLNE AND DISTRICT COMMITTEE**

**DATE: 6<sup>TH</sup> MARCH 2025**

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## **Proposed Keighley Road Conservation Area**

### **PURPOSE OF REPORT**

For Committee to determine whether to recommend that the Executive proceed with the designation of the Keighley Road Conservation Area.

### **RECOMMENDATIONS**

- 1 That the Committee determine the extent of the conservation area and agrees the reasons for any departure from the proposals set out by Growth Lancashire.
- 2 That the boundary is not altered to include or exclude any other land.
- 3 That Colne and District Area Committee recommend that the Executive designate the Keighley Road Conservation Area with the boundary as set out in Figure 1 and adopt the conservation area appraisal as set out by Growth Lancashire.
- 4 That a budget for carrying out the designation process be agreed of up to £1500.

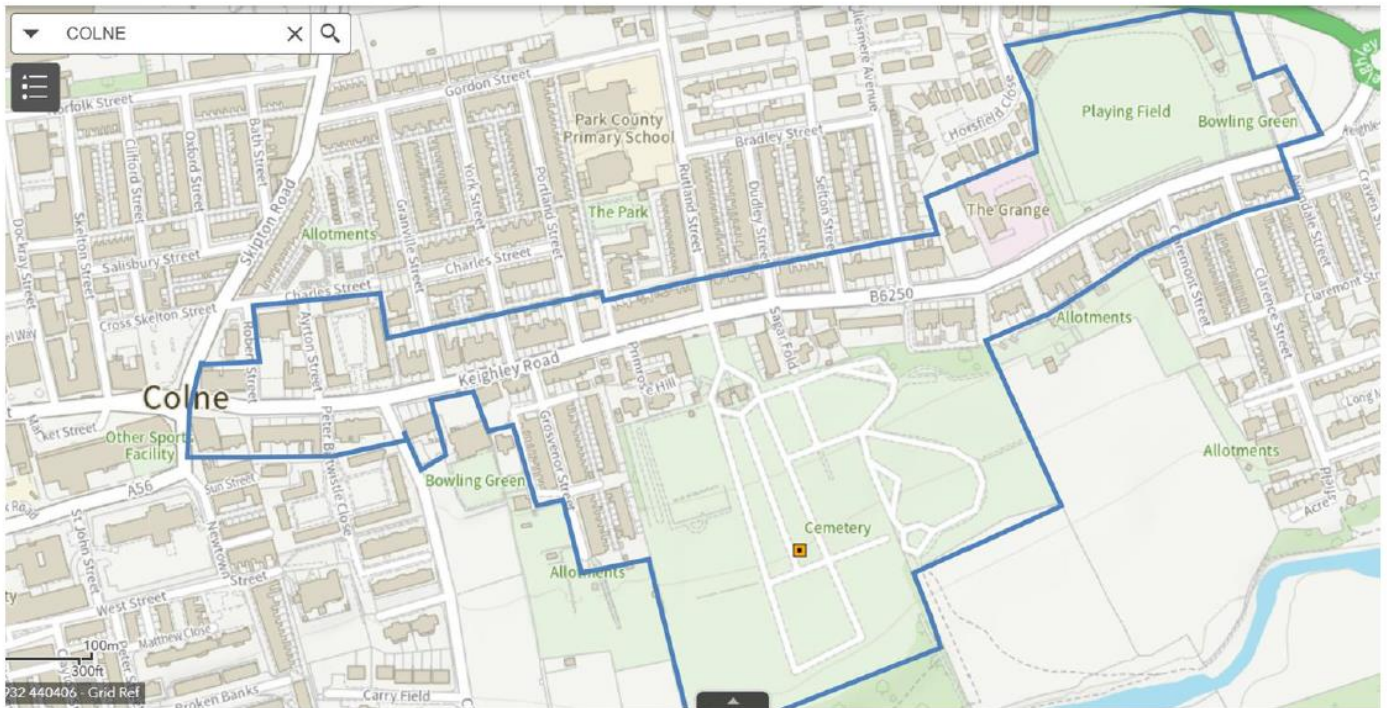
### **REASONS FOR RECOMMENDATION**

- 1 In order to finalise the proposed conservation area and to inform the Executive of the views of the Colne and District Area Committee on the designation.
- 2 The addition of the land is not supported by adequate evidence and would detract from the importance of the remainder of the area. The removal of the land would make an incoherent and disjointed conservation area.
- 3 In order to designate the area of special historic and architectural importance.
- 4 There is no budget for designation conservation areas and there are costs associated with writing to all of the properties in the designated area.

## BACKGROUND

- 1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Councils to periodically determine if parts of their area have special architectural or historic interest that should be preserved. If any areas are of such value they can be designated as conservation areas under section 70 of that Act.
- 2 The proposed conservation area that has been consulted on is as shown in figure 1:

Figure 1



- 3 An appraisal has been undertaken to assess the historic value of the area centred around Keighley Road in Colne. The appraisal concludes that the area has historic value and that it would qualify for designation as a conservation area due to its historic significance. The appraisal has been out to public consultation. The comments received are as set out in Appendix 1.
- 4 The conservation area received comments both for and against designation as well as comments about the extent of the area. There was no overwhelming support or objection to it. Many of those objecting were concerned about costs and the ability to develop in future.
- 5 The precise extent of the area that could be designated needs to be established as there are options for including a wider area that the consultants are advising could be designated.
- 6 The proposals include a request to remove one area due to the modern nature of the site as at Appendix 2 and a request to include extra land as seen at Appendix 3.

## Removal of the Land – Appendix 2

- 7 The modern structure in the rectangular section of land make a negative impact on the proposed conservation area and do not contribute to its significance. The land is however in an area which is surrounded by land that is important to its significance. The land is as such

integral to the conservation area and cannot be divorced from it. To exclude it would be difficult without excluding other important parts of the proposed CA. It is not recommended that it is excluded.

### The Additional Land – Appendix 3

- 8 The special interest has derived from the 18<sup>th</sup> century dwellings and associated buildings. This includes the architectural importance of the buildings in the Colne cemetery and buildings along Keighley Road. This results in a visual uniqueness to the area centred on its built form and the industry that is associated with it. Unlike the Lidget and Bents Conservation Area, which had associated with it the hand weaving development in the buildings and the associated importance of the changes from farming, the proposed conservation area does not have that associated link and hence the setting is much more closely associated with the physical boundaries of the buildings themselves.
- 9 Extending the area to Carry Bridge and slightly beyond to accommodate open settings is more of a landscape protection issue than one which is associated with the special interest of the remainder of the area. Including that area would dilute the importance and historic interest of the main areas which is more nucleated and based on the value of the buildings. It is not recommended that the land is included as it would detract from the importance of the remainder of the proposed CA.
- 10 Comments have been made to extend the conservation area in a linear way to include Park County Primary School. Although there are some historic links to justify that the quality of the built form there and the overall significance is not of a quality that merits the status of a conservation area. It is not recommended that Conservation Area is extended to include the primary school area.

### Procedure for Designation

- 11 The designation is made pursuant to section 70 of the planning (Listed Buildings and Conservation) Areas Act 1990. All properties in the area have to be written to as the designation becomes a local land charge. Notice of the designation has to be given to the Secretary of State. Each property in the CA would be written to with a copy of the area of designation. The matter would need to be advertised in the Local Papers.

### IMPLICATIONS

**Policy:** None. Conservation Areas are already subject to both constraints in law and to a well-established policy framework.

**Financial:** There will be costs of advertising the proposal, writing to residents and to costs for staff undertaking the work.

**Legal:** None

**Risk Management:** There are no direct staff resources available to carry out the work required for designation so there is a risk that without external resourcing the designation will not proceed.

**Health and Safety:** None

**Sustainability:** None

**Community Safety:** None

**Equality and Diversity:** None

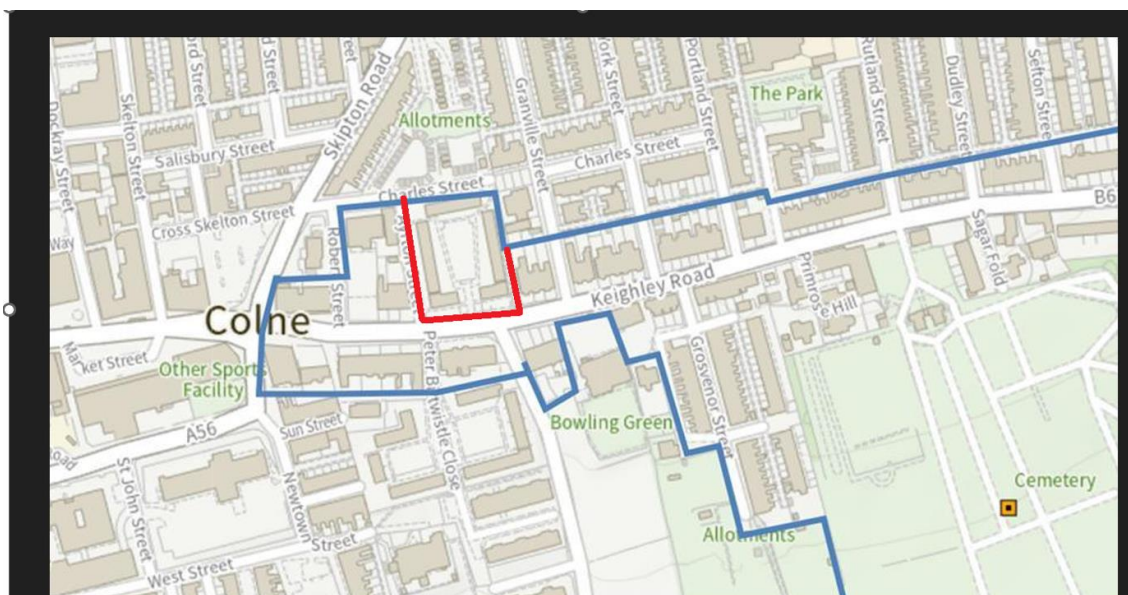
## APPENDICES

- Appendix 1 - Responses to the consultation
- Appendix 2 - Area requested to be removed.
- Appendix 3 - Area requested to be included.

## LIST OF BACKGROUND PAPERS

Keighley Road Conservation Area Appraisal

Appendix 2 – Area Requested to be Removed



Appendix 3: Areas Requested to be Included

