

Report Title	PLANNING APPLICATIONS
Meeting	COLNE AND DISTRICT COMMITTEE
Meeting Date	06TH NOVEMBER 2025
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	WATERSIDE & HORSFIELD, BOULSWORTH & FOULRIDGE AND VIVARY BRIDGE
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO COLNE AND DISTRICT COMMITTEE 6TH NOVEMBER 2025

Application Ref: 25/0384/FUL

Proposal: Full: Erection of a mixed use retail (Use Class E(a)) and industrial processes (Use Class (E(g) (iii)) commercial building with associated cycle parking and creation of a bin store to the rear.

At: Workshop, 2 Keighley Road, Colne, Lancashire, BB8 0JL

On behalf of: Mr William Richardson

Date Registered: 6/17/2025

Expiry Date: 8/12/2025

Case Officer: Neil Watson

Site Description and Proposal

The site is located off Keighley Road in Colne opposite to the Commercial Hotel. The site formerly had a single storey wooded building located to the rear of the site.

Adjacent to the site to the west is Tower Buildings a locally defined Heritage Asset. The Commercial Hotel opposite is also a non-designated heritage asset. To the east there is a row of stone build residential buildings. Until 2024 a

The site lies adjoining but outside of the defined town centre boundary for Colne.

Amended plans have been consulted on. That consultation expires after this report has been written. Any additional comments will be reported to Committee in an update report.

Relevant Planning History

No relevant planning history.

Consultee Response

LCC Highways; Lancashire County Council acting as the Highway Authority would request further information is provided in the form of a swept path analysis for a 12m rigid vehicle and management of the shared service yard should multiple vehicles require access simultaneously. In addition, confirmation of the correct floor plan access arrangements for both units.

United Utilities: No objection but wish to see a condition added to explore the drainage hierarchy.

Cone TC: CTC Comments: Colne Town Council objects to this development as it is inappropriate for the area. Standing next to a Non-Designated Heritage Asset Ref CNDP4-79, and in one of the main gateways into Colne, the design is not in-keeping with the surrounding area and adjacent buildings.

Environmental Heath: Require a noise impact assessment.

Public Response

No comments from the public.

Relevant Planning Policy

Pendle Local Plan Part 1: Core Strategy Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. P

Policy ENV1 seeks to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum.

Policy ENV2 identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with its surroundings.

The Design Principles Supplementary Planning Document (SPD) applies to extensions and sets out the aspects required for good design.

Colne Neighbourhood Plan

CNDP2 This relates to new shop fronts and states that new shop fronts should respond positively and respond to compliment the overall building.

CNDP3 This sets out a design code and design expectations for new development. proposals should demonstrate how they have been designed to incorporate the recommended Design Code elements (matrix) for each Settlement Focus Area. The site is in the Victorian Terraced Area.

CNDP4 Considers impacts of development on non-designated heritage assets. Non-designated heritage assets in the neighbourhood area, including those related to the area's agricultural, industrial and cultural heritage, such as rural buildings, mill buildings, shops, places of worship and public houses will be conserved in a manner appropriate to the significance of the asset. When affected directly or indirectly by development proposals, such proposals will be assessed by applying a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

National Planning Policy Framework

National Planning Policy Framework The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental.

91. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary

planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Officer Comments

Design and Non-Designated Heritage Assets

The building has been altered from its original design to now incorporate a stone built frontage that has a pyramid style of design culminating in a flat central feature. Below that is a what is described on the plans as a traditional timber shop front. This consists of 6 Pallisters with a modern style of shop front with a French door entrance and vertical glazed panels to either side. A central arched window sits above the entrance.

The site sits in an architecturally traditional street scene on the side of Keighley Road on which the development sits. That includes the terraced properties further along Keighley Road. Opposite it is the Commercial Hotel which is an architecturally interesting traditionally designed building. The bathroom centre opposite detracts from an otherwise well designed area.

The proposed development is a mixture of designs and materials. It does not work as a design being neither traditionally proportioned and designed nor modern. It would sit poorly in the street scene and detract from the aesthetic quality of the area. It represents poor design and would unacceptably impact on the quality of the area jarring against the generally well designed and proportioned buildings surrounding.

The site sits next to Tower Buildings which is a non-designated heritage asset as set out in the Colne Neighbourhood Plan. It sits opposite the Commercial Hotel which is similarly designated. A balanced judgment on impact is required for development affecting non-designated heritage assets. For the reason set out above this is poorly designed and would have a detrimental impact on the street scheme and the non-designated heritage assets.

Sequential Test and Impact on Town Centre

The site abuts but is outside of the Town centre for Colne. The applicant has submitted a sequential test for the site. The business is predicated on making and then selling kitchens. That requires a premises that can do both. The sequential test demonstrates adequately that no premises are available which will accommodate the business model put forward.

Noise

Environmental Health have requested a noise impact assessment. The applicant has indicated that the workshop would contain small equipment such as small scale saws and lathes which are not in themselves loud machinery. A condition requiring a noise assessment detailing noise insulation measures and limits on machinery that could be used would be appropriate here to ensure that the nearby residential units are not impacted by noise.

Highway Impacts

Space is available to the rear of the site for parking and deliveries. A swept path analysis has been submitted with is with LCC to consider in relation to whether delivery vehicles can use the site. An update on the highway implications will be made to Committee.

Planning Balance

Notwithstanding any further comments and highway implications the development is or can be made acceptable in all respects except that of design. The poor design in itself outweighs the benefits economically that redeveloping the site would bring. It is therefore recommended for refusal with the caveat of the outstanding highways comments.

RECOMMENDATION: Refuse

1 The development is poorly designed and would not reflect the design qualities of the location it would sit in and does not reflect the character of the nearby non-designated heritage assets. It is therefore contrary to paragraph 139 of the National Planning Policy Framework and policies CNDP2, CNDP3 and CNDP4 of the adopted Colne Neighbourhood Plan.

Application Ref: 25/0384/FUL

Proposal: Full: Erection of a mixed use retail (Use Class E(a)) and industrial processes (Use Class (E(g) (iii)) commercial building with associated cycle parking and creation of a bin store to the rear.

At: Workshop, 2 Keighley Road, Colne, Lancashire, BB8 0JL

On behalf of: Mr William Richardson

REPORT TO COLNE AND DISTRICT COMMITTEE 6TH NOVEMBER 2025

Application Ref: 25/0479/FUL

Proposal: Full: (Major): Formation of a 3G Artificial Grass Pitch (AGP) and hardstanding area to side of pitch, a long/triple jump facility and access footpath, siting of 1 no. storage container and erection of perimeter fencing, 6 no. floodlights, and sports hall extension.

At: Park High School, Venables Avenue, Colne

On behalf of: Apex Collaborative Trust

Date Registered: 16/07/2025

Expiry Date: 16/10/2025

Case Officer: Alex Cameron

This application has been brought before Committee as it is a major development.

Site Description and Proposal

The application site is on the playing field to the east of Park High School. There are dwellings to the north and south and open land to the east.

The proposed development is the formation of a 3G Artificial Grass Pitch (AGP) and hardstanding area to side of pitch, a long/triple jump facility and access footpath, siting of 1 no. storage container and erection of perimeter fencing, 6 no. floodlights, and sports hall extension.

Relevant Planning History

None.

Consultee Response

LCC Highways – No objection regarding the proposed development, there are no highway grounds to support an objection as set out by NPPF. Comments made in relation to the need for a car park management plan and construction management plan, which can be controlled by condition

Lead Local Flood Authority – No objection subject to conditions.

United Utilities – No objection subject to a condition for the implementation of the drainage strategy.

PBC Environmental Health – No objection subject to conditions for control over external lighting and hours of use limited to 9am to 10pm.

Sport England – No objection subject to a condition

Colne Town Council – The Town Council has concerns about a number of issues relating to the proposed development, as do the local residents. This application, in its current form, will lead to excessive light and noise pollution affecting both local residents and wildlife on the upper rough.

Councillors also expressed concerns about emerging evidence of environmental damage and potential health impact to both humans and animals of the materials used for the 3G Pitch, namely microplastics and rubber crumb. The Town Council also recommends that a full consultation with residents be undertaken to review operational issues and to help look for ways to reduce the noise and light pollution for homeowners living in the vicinity.

Public Response

Site notice posted and nearest neighbours notified – Responses received objecting on the following grounds:

- Noise pollution
- Light pollution
- Inadequate noise and lighting assessments
- Contamination risks from the materials used in 3G pitches
- Disposal of waste at the end of the development's life
- Harm to wildlife
- There should be landscaping of the site to improve biodiversity
- Anti-social behaviour
- Inappropriate location for the proposed use, other locations should be considered
- Highway capacity and safety impacts from increased traffic and parking
- There should be a green travel plan
- Flood risk and inadequate drainage details
- Concerns relating to safeguarding with general public access to the facility
- Inadequate public consultation
- Impact on property values

Responses received in support on the following grounds:

- High demand for all-weather pitches in the area
- Benefits to local children and football clubs
- Community and health benefits and benefits to the school's pupils
- The noise and light assessments satisfactorily demonstrate there will not be unacceptable impacts

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy (LPP1)

ENV1 (Protecting and Enhancing Our Natural and Historic Environments) Development should make a positive contribution to the protection, enhancement, conservation and interpretation of our natural and historic environments. Existing open spaces will be protected from development. The Council will encourage and support improvements to these spaces.

ENV2 (Achieving Quality in Design and Conservation) All new development should viably seek to deliver the highest possible standards of design, in form and sustainability.

ENV5 (Pollution and Unstable Land) seeks to minimise air, water, noise, odour and light pollution.

ENV7 (Water Management) Requires that developments do not increase surface water run-off rates and that water quality is not compromised.

Colne Neighbourhood Development Plan

CNDP13 (Conserving and Enhancing Landscape Features) States that development should conserve and where possible enhance the landscape in the neighbourhood area. It identifies significant viewpoints the impact on which should be assessed within applications impacting upon them and states that developments which have an unacceptable impact upon them will not be supported.

Open Space

The proposed development would redevelop an existing playing field which is designated as open space, Sport England have assessed the additional details submitted and are satisfied that, subject to conditions, the proposed development would not result in an unacceptable impact on the provision for sport and recreation. The proposed development is therefore acceptable in accordance with Policy ENV1.

Visual Amenity and Landscape Impact.

The development would potentially be seen in elevated long distance views from across the valley, including viewpoints identified as significant in the Neighbourhood Plan, and from the public right of way running approximately 150m to the east of the site from Windermere Avenue to Castle Road.

The development would not be excessively prominent and would be seen in the context of and set against or screened by the existing school buildings, boundary fencing, trees and hedgerows. The lighting would also be seen in the context of the lighting of the school buildings, surrounding houses and street lights. The development would not result in an unacceptable impact upon the landscape character and visual amenity of the area in accordance with policies ENV1, ENV2 and CNDP13.

Residential Amenity

The proposed development would not result in a material change in use of the land, however, it would potentially be result in a change to the intensity and duration of the use for sport and recreation and have potential for noise and light nuisance.

A noise assessment was submitted with the application and Environmental Health initially responded that the development would be acceptable subject to a condition restricting hours of use to Monday - Friday 08:00 – 20:00, Saturday - Sunday 09:00 - 16:00.

A report identifying potential concerns with that assessment has been received in objection to the development.

And an updated noise assessment has been submitted which assesses hours of 08:00-22:00 Monday to Sunday, as the hours requested by Environmental Health would make the development unviable to the applicant.

A response from the noise consultant addressing the concerns raised in the report submitted in objection is awaited before Environmental Health can make a full assessment.

Simply being able to see an illuminated area is not an unacceptable residential amenity impact, it is only where illumination causes an unacceptable level of glare or light spill into an adjacent

residential property that the impact of illumination can be unacceptable. A lighting assessment has been submitted and this acceptably demonstrates that the proposed lighting of the development would not cause an unacceptable level of glare or light spill to surrounding residential properties.

Contamination

Concerns have been raised in relation to the materials that are used in 3G pitches and the potential for contaminants to be present in and migrate from them. 3G pitches use a rubber crumb material that is made from recycled rubber, often from recycled tyres, this potentially contains contaminants such as heavy metals and is a potential source of microplastic pollution.

This is an established issue, Sport England along with other related sports bodies have issued a position statement identifying the issue and DEFRA has identified 3G pitches as the highest source of microplastics found in the environment. However, there are currently no UK legislative controls over the use of rubber crumb and DEFRA's report recognises containment measures as a viable approach.

This has been raised with the applicant and details of proposed containment measures for the rubber crumb have been submitted.

With a condition to ensure that either a rubber crumb or alternative that has been validated as not being a potential source of contamination is used or that necessary measures are in place to ensure that contaminants will be adequately contained, the proposed development would not cause an unacceptable risk to the environment and human health.

Flood Risk

Concerns have been raised in relation to flood risk. The surface of the 3G pitch would be permeable and there would be a stone subbase which would act as an attenuation area, surface water would then be carried via drains to an adjacent watercourse. This would result in an overall benefit in terms of off-site flood risk as it would control and reduce the rate of surface water runoff from the area of the pitch compared to the existing. The other elements of the development are minor, acceptable drainage of the sports hall extension could be ensured by condition.

Highways

The proposed development raises no unacceptable highway safety impacts.

Ecology

An ecology appraisal of the site, with supporting bat and bird surveys, has been submitted this concludes that the site is of very limited wildlife value due to its current sports use.

Recommendations are made to protect hedgehogs during construction and the lighting scheme has been designed to acceptably reduce impacts on commuting bats. With conditions to ensure that the mitigation measures are implemented the development would not result in any unacceptable impact on ecology, including protected species.

Biodiversity Net Gain (BNG)

The development would result in the loss of an area of poor quality modified grassland. It is proposed for this to be mitigated on site by the formation of a new area of modified grassland replacing an existing shale pitch, an area of mixed scrub to the east of the site and hedgerow enhancements, these on-site mitigations would meet the 10% BNG requirement. A section 106

Agreement is necessary to ensure this and provide a contribution for the Council's monitoring costs over 30 years.

Concerns have been raised regarding BNG affecting the usability of the playing fields for sport and recreation, the modified grassland area would not prevent use for sport and recreation and the mixed scrub areas would not be in an area suitable for such use.

Conclusion

It is recommended that the approval of the application and any necessary conditions be delegated to the Assistant Director Planning, Building Control and Regulatory Services subject to either the hours recommended by Environmental Health or longer hours demonstrated to be acceptable by a noise assessment report.

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 visual and residential amenity, highway safety and all other relevant regards. 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: Delegate Grant Consent

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: 02 Rev 01, 03, 04, 05, 06, 07, 08, L03 Rev A, L05 Rev A, L10

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

3. All materials to be used in the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The 3G pitch hereby approved shall not be used outside of the hours of 08:00 – 20:00 Monday - Friday and 09:00 - 16:00 Saturday - Sunday.

5. Unless alternative details have been submitted to and approved in writing by the Local Planning Authority, the external lighting of the development hereby permitted shall be installed and operated thereafter in strict accordance with the submitted Sports Lighting Statement.

Reason: In the interest of residential amenity and to ensure that bat species are not unacceptably impact by external lighting.

6. No development shall take place, including any works of clearance, 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) Wheel washing facilities
- v) Measures to control the emission of dust and dirt during the development
- vi) A scheme for recycling/disposing of waste resulting from clearance and construction works
- vii) Details of working hours
- viii) Timing of deliveries
- ix) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

Reason: In the interest of highway safety.

7. Any HGV construction traffic movements to and from the site shall not occur before 9.30am or between 2.30pm - 3.30pm Monday-Friday during school term time.

Reason: In the interests of highway and pedestrian safety.

8. Prior to the first use of the approved development, a Car Parking Management and Travel Plan shall be submitted to and agreed in writing by, the Local Planning Authority. The plan shall include:

- measures for the management of car use and on-site car parking, and
- a strategy to secure and sustain decreases in car use for travel to and from the site for all users. (This shall include car sharing, public transport, cycling and walking). The Plan shall specify a plan period and contain relevant surveys, reviews and monitoring mechanisms and identify targets, timescales, phasing programme and management responsibilities.

The Car Parking Management and Travel Plan shall then be implemented in accordance with the agreed details and retained for the duration of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and capacity, and to ensure the development supports sustainable transport options.

9. Prior to the first use of the approved development at least two motorcycle parking spaces shall be provided in accordance with a scheme that shall be submitted to and approved in writing by the Local Planning Authority and retained thereafter.

Reason: To ensure the provision and availability of adequate motorcycle parking and to allow for the effective use of the parking areas.

10. Access to the on-site car and cycle parking areas shall be made and kept available for use during all times that the site is in operation in accordance with the approved documents.

Reason: In the interest of highway safety to ensure that an adequate level of on-site parking is provided.

11. No development shall commence until full details of:

- (a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and
- (b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority.

The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

Reason: To protect playing fields/sports facilities from damage, loss or availability of use

12. No development shall commence until a scheme to ensure either:

- (a) the continuity of the existing sports use of/on the playing fields/sports facilities shown as Existing on Drawing No. G-231027 Rev 02; or

- (b) the provision of replacement facilities during construction works/other activities has been submitted to and approved in writing by the Local Planning Authority.

The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect playing fields/sports facilities from damage, loss or availability of use during the construction of the development.

13. The playing field area identified for 2 x 5v5 football pitches shall be constructed and laid out in accordance with the Drawing No. G-231027 Rev 02 (Proposed) and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2025), and shall be made available for use before the first use of the 3G pitch hereby permitted, or other timeframe which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development or other agreed timescale

14. The 3G pitch hereby approved shall comply fully with World Rugby Regulation 22 Certification.

Reason: To ensure the development is fit for purpose for the delivery of rugby at the site.

15. The use of the development hereby approved shall not commence until:

- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf 2 - FIFA Quality or equivalent International Artificial Turf Standard (IMS); and,

- (b) confirmation that the facility has been registered on the Football Association's Register of Football 3G Turf Pitches,

have both been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose for the delivery of football at the site.

16. Before the 3G pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule, a mechanism for review and pitch replacement scheme, shall be submitted to and approved in writing by the Local Planning Authority.

The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G pitch

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

17. The development hereby permitted shall not be brought into use until the playing field has been laid out in accordance with Drawing No. G-231027 Rev 02 (Proposed) - this shall include measure to provide a safety margin at the rear of the landing pit/proximity of cricket practice nets and the markings of runways which must comply with England Athletics standards - so that it is available for use as a playing field/sports facility, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order amending, revoking or re-enacting that order) that area shall not thereafter be used for any purpose other than as a playing field/sports facility.

Reason: To secure the provision and use of playing field/sports facility before the use of the 3G pitch.

18. Use of the development shall not commence until a community use agreement prepared in accordance with Sport England model, has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply the 3G pitch; playing field; netball courts; and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport.

19. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Proposed AGP Drainage Strategy, ref: G-231027- 08 dated 18/6/2025. For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

20. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority. The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment (23rd June 2025 / G-231027 / SSL) and indicative surface water sustainable drainage strategy (23rd June 2025 / G-231027 / SSL) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface

water shall be allowed to discharge to the public foul sewer(s), directly or indirectly. The details of the drainage strategy to be submitted for approval shall include, as a minimum;

a) Sustainable drainage calculations for peak flow control and volume control for the:

- i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep
- Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
- ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
- iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
- iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
- vi. Details of proposals to collect and mitigate surface water runoff from the development during construction;
- vii. Details of the arrangements to secure the operation of the sustainable drainage scheme in perpetuity.

c) Evidence of an assessment of the existing on-site surface water drainage systems and watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

21. The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site.

22. The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems.

23. Prior to the commencement of the works to form of the 3G pitch hereby approved, and notwithstanding the plans and details hereby approved, a scheme for physical and surface water containment and filtration measures for the rubber crumb and potential contaminants therein (or details of the use of an alternative or material that has been validated as free from contaminants), shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and thereafter maintained in strict accordance with the approved scheme.

Reason: to prevent contamination of the environment and watercourses.

24. The development hereby approved shall be carried out in strict accordance with the mitigation recommendations of the submitted Preliminary Ecological Appraisal (Extended) and Phase II Bat Survey.

Reason: To ensure that the development does not result in unacceptable impacts on protected species.

25. Unless otherwise approved in writing by the Local Planning Authority no ground clearance, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land in accordance with the submitted Arboricultural Method Statement, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with the Arboricultural Method Statement. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including service runs, the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

Reason: To ensure that the trees are suitably protected throughout the construction process.

25. No part of the development shall commence unless and until a Planning Obligation pursuant to section 106 of the Town & Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The obligation shall provide for 10% Biodiversity Net Gain and monitoring for a 30 year period.

Reason: To ensure provision is made for sustainable travel and for 10% biodiversity net gain for a 30 year period.

Biodiversity Net Gain Condition:

1. The development may not be begun unless—

- (i) a biodiversity gain plan has been submitted to the planning authority and
- (ii) the planning authority has approved the plan

Phase plan

(b) the first and each subsequent phase of development may not be begun unless—

- (i) a biodiversity gain plan for that phase has been submitted to the planning authority and
- (ii) the planning authority has approved that plan

Reason: In order to fulfil the obligations for Biodiversity Net Gain, in accordance with the Environment Act 2021, Schedule 14

Note:

Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This includes permanent and/or temporary works and may also include repairs to certain existing structures and maintenance works. Consent is required irrespective of whether the watercourse is open or culverted (piped or otherwise enclosed) and notwithstanding of any planning permission. • In line with Lancashire County Council's Ordinary Watercourse Regulation Policies, applicants should avoid crossing, diverting and/or culverting an ordinary watercourse • Written consent must be obtained before starting works on site. There is no legal means for Lancashire County Council to issue retrospective consent. • It is an offence to carry out works under Section 23 of the Land Drainage Act 1991 (as amended) without the appropriate consent. Unconsented works may be subject to enforcement action under Section 24 of the Land Drainage Act 1991 (as amended). • Consent applications take up to 2 months to process from the date on which the application is valid and payment of the correct fee has been received in full. • Consent applications may be refused if there is insufficient evidence to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies. • If the works include adoption of a new asset, such as a road or sewer, then applications for adoption may be refused by the adopting body without the appropriate consent for works to the ordinary watercourse. • Sites may be inspected before, during and after the issuing of consent. Once planning permission has been obtained it does not mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays. Lancashire County Council's ordinary watercourse regulation policies, guidance, application validation checklist and pro-forma can be found at: <https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/>

Application Ref: 25/0479/FUL

Proposal: Full: (Major): Formation of a 3G Artificial Grass Pitch (AGP) and hardstanding area to side of pitch, a long/triple jump facility and access footpath, siting of 1 no. storage container and erection of perimeter fencing, 6 no. floodlights, and sports hall extension.

At: Park High School, Venables Avenue, Colne

On behalf of: Apex Collaborative Trust

REPORT TO COLNE AND DISTRICT COMMITTEE 6TH NOVEMBER 2025

Application Ref: 25/0556/FUL

Proposal: Full: Erection of 1 no. detached dwelling including fencing and associated landscaping works.

At: Woodlyn, Barrowford Road, Colne, Lancashire BB8 9QW

On behalf of: Mr Dalu Piliso

Date Registered: 01/09/2025

Expiry Date: 27/10/2025

Case Officer: John Halton

Called in: Councillor David Cockburn-Price on 23 October 2025

Site Description and Proposal

The application relates to a site within the residential curtilage of a detached residential property known as Woodlyn, which is to the north of Barrowford Road, Colne.

The application site is within the settlement boundary. It is in a predominantly residential area which has a varied built form comprising a mixture of large, detached homes to the north of Barrowford Road and two-storey semi-detached houses to the south.

The applicant is seeking planning permission to erect a detached three-bed dwelling within the curtilage of Woodlyn and the provision of off-road parking.

Relevant Planning History

13/03/0637P – Change of use to a residential home for autistic children (approved).

13/14/0306P – Change of use from children's home (C2) to a single dwelling house (C3) (approved).

21/0703/TPO – Tree works involving the removal of two sycamore trees due to poor condition, and the felling of a blue cedar and an apple tree (approved).

25/0173/HHO – Conversion and erection of a single storey extension to existing garage to create a self-contained annexe with a raised terrace to the rear and the erection of a new detached triple garage with games room above. Approved with conditions.

Consultee Response

Lancashire County Council

Having reviewed the documents submitted, Lancashire County Council acting as the highway authority makes the following initial comments and requests further information.

Site access

The site is accessed from Barrowford Road. The existing access is proposed to remain unchanged

and appears to be wide enough to allow two vehicles to pass within the entrance. However, due to the intensification in use of the access this should remain ungated to allow for the free movements of vehicles to and from the highway. This would need to be controlled by condition.

Car parking

Three car parking spaces are required for Woodlyn, a five-bed dwelling; two for the approved self-contained annexe and two for the proposed three bed dwelling now applied for.

The Proposed Site Layout plan (Drawing ADM/25/12/01 dated August 2025) only shows parking for Woodlyn and the proposed new dwelling. The applicant should provide a parking layout plan showing on-site parking provision as outlined above for the existing, approved (25/0173/HHO) and proposed (25/0556/FUL) dwellings. There must be adequate internal manoeuvring areas to allow vehicles from all properties to be able to enter and leave in forward gear, including when vehicles from other properties are parked on site.

Environmental Health

Concerns about nuisance during the construction phase and recommend the use of conditions to control this. Also recommended the inclusion of an informative note on contaminated land.

Colne Town Council

Objects to the design element of this application as it should be more in keeping with the surrounding environment. The Council would have liked to have seen a closer relationship with the design cues of the main house. The flat roofed porch is not in keeping, and the aspect ratio of the windows is incorrect.

United Utilities

We recommend the applicant visits our website for further information on how to investigate the existence of water and wastewater pipelines and what to do next if a pipeline crosses or is close to their red line boundary.

United Utilities will not allow a new building to be erected over or in close proximity to a water main, public sewer or any other wastewater pipeline.

Any construction activities in the vicinity of United Utilities' pipelines, including pipelines that may be outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines'.

The level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities.

United Utilities strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish.

Public Response

The nearest neighbours were notified of the application. A comment has been received highlighting the importance of hedgerows for maintaining privacy between the properties and requesting that the hedge be protected and maintained to a height of 2 metres.

Officer Comments

The main issues associated with this planning application are compliance with adopted planning policy and guidance on car parking, amenity and design.

Relevant Planning Policy

Replacement Pendle Local Plan (May 2006)

Saved Policy 31 Parking and Appendix 2 address local parking standards.

Pendle Local Plan Part 1: Core Strategy (December 2015)

Policy SDP1 Presumption in Favour of Sustainable Development, takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy ENV1 – Protecting and Enhancing Our Natural and Historic Environments, requires development to preserve the character and appearance of the area, avoiding adverse impacts on landscape and townscape

Policy ENV2 Achieving Quality in Design and Conservation, identifies the need to protect and enhance character of the Borough and the quality of life of its residents by encouraging high standards of design in new development. It states that siting and design should be in scale and harmony with its surroundings.

Policy LIV5 – Designing Better Places to Live, requires residential development and alterations to be designed in a way that integrates well with surrounding buildings and enhances the residential environment.

Colne Neighbourhood Plan (September 2023)

Policy CNDP3 Design in Colne and the Colne Design Code, supports high quality, beautiful and sustainable buildings and places. It also requires new buildings to be informed by, and respond positively to, the defining characteristics of the 'settlement focus area' in which it is located.

National Planning Policy Framework (NPPF) (February 2025)

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It notes that there are three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Paragraph 139 advises that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents, and that development which is not well designed should be refused.

Design Principles Supplementary Planning Document (SPD) (September 2009)

The Design Principles SPD sets out the principles that reflect good design practice for new residential development.

Officer Comments

Design

The proposal is to erect a detached three-bed dwelling within the curtilage of Woodlyn together with the provision of off-road parking.

The scale, form and nature of the proposed dwelling is appropriate to the location. It has adequate garden areas for sitting out to the south and west. The storage for refuse bins is sited between the proposed dwelling and Woodlyn is not related to any doorways but are screened from view from the neighbouring property.

Materials

The walls are to be constructed of red brick with painted render applied at first floor level. The roof will have dark natural blue slate tiles. Windows will be white uPVC with doors constructed of black composite. These materials reflect those on the adjacent Woodlyn, helping to maintain design cohesion.

In this respect the proposal complies with policies ENV1 and ENV2 of the Core Strategy, policies CNDP3 and CNDP4 of the Colne Neighbourhood Development Plan (CNDP) and guidance set out in the Pendle Design Principles SPD and the CNDP Design Code.

Self-build

In considering whether a home qualifies as a self-build or custom-build home, the Council must be satisfied that the initial owner of the home will have had the primary input into its final design and layout. Homes purchased at the plan stage, prior to construction, without any input into the design and layout from the buyer (referred to as 'off-plan' housing), do not meet the definition of self-build and custom-build housing.

The agent has provided written confirmation that the applicant (initial owner) will occupy the property once completed. On this basis the development can be classified as a self-build property.

Residential Amenity

The proposed development raises concerns about loss of amenity and privacy at neighbouring properties.

The rear elevation of the proposed dwelling sits ahead of the front (primary) elevation of both Woodlyn and neighbouring Wynstone.

Woodlyn

At its closest point the side elevation of the proposed dwelling is less than 6.0 metres from front (principal) elevation of Woodlyn, which contains two large bay windows.

The proposed dwelling is set at an angle which seeks to reduce the potential for overlooking. The boundary between the two properties consists of a 2-metre-high close boarded timber fence. This is 3.5 metres from the centre the bay window to the west of the main entrance to Woodlyn. The side elevation of the proposed dwelling is a further 0.7 metres beyond the fence.

None of the habitable rooms in either property directly face each other. The small window on the ground floor of the north elevation of the proposed dwelling has obscured glazing. The proposed

siting of the refuse bins although directly opposite the bay window to the west of the main entrance to Woodlyn, the 2m high fence negates the potential for loss of amenity.

The occupants of the two properties will manoeuvre and park in front of each other's property. Although this will have a negative impact on both privacy and amenity it is not to a degree that is sufficient to require the refusal of this application.

Wynstone

The rear elevation of the proposed dwelling contains a glazed door and secondary window for a kitchen/dining room.

At its closest point the rear elevation is approximately 17.5 metres from the side elevation of Wynstone, the neighbouring property to the west, which contains a number of windows, as detailed below.

On the ground floor there are two small secondary lounge windows at the front of the property. A further secondary window, for a room to the rear, is partially screened from the proposed development by a large, glazed entrance porch, which sits proud of the side elevation. In addition, there is an existing hedge which will prevent intervisibility between ground floor windows.

On the first floor two bedroom windows are set higher and at an angle to the proposed development limiting the possibility of overlooking and loss of amenity. The height difference also means that views will only be to the upper front sections of the windows and not into the rooms. The existing trees and other vegetation also limit views into these first-floor windows. The combination of these factors and the distance to the house means there will not be any unacceptable loss of privacy to the occupants of the existing house.

As the hedgerow plays a significant role in maintaining privacy for the occupants of Wynstone its retention is secured by condition. The trees are protected by TPONO1/1953 (see below).

Trees

The applicant has submitted an Arboricultural Impact Assessment (AIA) prepared by a suitably qualified consultancy. This notes that in respect of arboricultural issues, mature trees exist along the western boundary of the application site and extend around the southern section of the lawn adjacent to the access driveway. These trees are the subject of Tree Preservation Order TPO/NO1/1953.

The AIA confirms that to physically achieve the proposed construction, no items will require removal.

Biodiversity Net Gain

Self-build projects are exempt from Biodiversity Net Gain requirements.

Parking

Policy 31 and Appendix 2 of the Replacement Pendle Local Plan (2006) establish car and cycle parking standards for Pendle. These require two car parking spaces to be provided for dwellings with three bedrooms.

The Proposed Site Layout plan (Drawing ADM/25/12/01 dated August 2025) only showed parking for Woodlyn and the proposed new dwelling. Noting that there could be up to three self-contained properties within the curtilage of Woodlyn,

In total the three properties would require a total of seven off-road parking spaces, as detailed below.

- 5-bed Woodlyn requires three (3) parking spaces
- 2-bed self-contained annex (25/0173/HHO) requires two (2) parking spaces
- 3-bed new build (25/0556/FUL) requires two (2) parking spaces

Revised drawing ADM/25/12/01 Rev. A confirms that there is sufficient off-road parking provision and that there are adequate internal manoeuvring areas to allow vehicles from all three properties to be able to enter and leave in forward gear, including when vehicles from other properties are parked on site.

The proposed development is compliant with the local parking standards.

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 proposal raises no significant policy, design or amenity issues subject to compliance with conditions. As the proposal complies with the development plan and there are no material considerations to object to the application, the presumption in favour of sustainable development applies.

Recommendation: Approve

Subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town & 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:

Drawing No.	Description	Received:
ADM/25/12/03	Location Plan	28.08.2025
ADM/25/12/01/Rev A	Proposed Site Layout	12.10.2025
ADM/25/12/03	Proposed Plans and Elevations	28.08.2025

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

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.
Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.
4. The external facing and roofing materials shall match those of the existing building in terms of type, size, form, texture and colour and there shall be no variation without the prior consent of the Local Planning Authority.
Reason: In order to ensure that new material matches the existing.
5. The window in the north elevation of the development hereby permitted shall at all times be glazed only with obscure glass of a type and degree of obscurity to be first agreed in writing by the Local Planning Authority prior to its installation. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved. The window(s) shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: To protect the privacy of the occupants of the adjoining dwelling.
6. The main access to the site from Barrowford Road (B6247) shall remain ungated for the lifetime of the development.

Reason: In the interest of highway safety to allow the free movement of vehicles to and from the site.
7. Prior to the commencement of any development activity tree protection fencing and ground protection mats must be in place.

Reason: To protect existing, trees, shrubs and hedgerows.
8. No tree within the site shall be cut down, up-rooted, topped, lopped, destroyed or in any other way damaged, nor any hedge within the site cut down or grubbed out, without the prior written approval of the Local Planning Authority.

Reason: To protect trees and shrubs as essential elements in the development.
9. The hedge on the joint boundary with Wynstone shall at all times be maintained at a height of 1.8 metres. If the hedge at any time is removed it shall be replaced with a 1.8m high close-boarded fence along the whole boundary which shall thereafter at all times be retained.
Reason: To protect the amenity of occupiers of the adjoining property.
10. A Construction Method Statement shall be submitted to the local planning authority and approved prior to commencement of the development. The Method Statement must cover the topics detailed below, including:
- Hours of operation
 - Hours of deliveries
 - Construction site noise and vibration
 - Control of Dust

- Burning onsite

The development thereafter shall at all times be undertaken in strict accordance with the approved Construction Method Statement.

Reason: To protect the amenity of occupiers of adjoining and nearby properties.

Informative notes

1. If during any stage of the development any miscellaneous substances, made ground or potentially contaminated ground that has not been previously identified and planned for in a report is uncovered, work in the area must stop immediately and the Environmental Health Department at the Borough of Pendle should be made aware. No work should continue until a contingency plan has been developed and agreed with the local planning authority.

Application Ref: 25/0556/FUL

Proposal: Full: Erection of 1 no. detached dwelling including fencing and associated landscaping works.

At: Woodlyn, Barrowford Road, Colne, Lancashire BB8 9QW

On behalf of: Mr Dalu Piliso

REPORT TO COLNE AND DISTRICT COMMITTEE 6TH NOVEMBER 2025

Application Ref: 25/0567/VAR

Proposal: Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 24/0314/VAR.

At: 3 Greenfield House, Greenfield Road, Colne

On behalf of: Mr Dean Brown

Date Registered: 03/09/2025

Expiry Date: 29/10/2025

Case Officer: Alex Cameron

This application has been brought before Committee at the request of a Councillor.

Site Description and Proposal

The application site is an area of domestic garden located within the settlement boundary and the Greenfield Conservation Area. Houses are positioned to the northeast with a commercial unit to the south and open areas to the west.

Planning permission was granted in 2012 to erect a pair of semi-detached houses and has since been commenced.

This application is to vary condition 2 of the planning permission to amend the approved plans. The proposed amendments would comprise the addition of a small single storey lean-to addition to the side of the northern plot and removal of chimneys from the front roof slopes.

Relevant Planning History

13/12/0162P – Full: Erection of 2 No. dwelling houses with eaves height of 6m and ridge height of 9.3m. Approved

13/12/0162C1 - Approval of Details Reserved by Condition: Discharge Conditions 3, 4, 5, 6, 7, 8, 9, 10, 12 and 13 of Planning Permission 13/12/0162P. Split decision

13/12/0162C2 - Approval of Details Reserved by Condition: Discharge of Conditions 8 & 9 (Landscaping) of Planning Permission 13/12/0162P. Condition discharged subject to implementation

17/0719/CND - Approval of Details Reserved by Condition: Discharge of Condition 3 (Materials) of Planning Permission 13/12/0162P. Condition discharged subject to implementation

19/0420/VAR - Full: Variation of Conditions: Vary Condition 2 (Plans) and Condition 12 (Timber Windows) of the Planning Permission 13/12/0162P. Refused

24/0314/VAR - Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 13/12/0162P. Approved

Consultee Response

LCC Highways – No objection.

Colne Town Council – objects to this variation and would question how many variations should be approved on an original grant. It is questionable whether this current proposal would have been passed due to the building's proximity to a listed building and it being in a conservation area.

Public Response

Press and site notices posted and nearest neighbours notified. No response.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy (LPP1)

Policy ENV1 states that the historic environment and heritage assets of the borough (including Listed Buildings, Conservation Areas, Scheduled Monuments, non-designated assets and archaeological remains), including and their settings, will be conserved and where appropriate should be enhanced.

Policy ENV2 states that all new development should seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving heritage assets.

Policy ENV4 requires new development to have regard to potential impacts that may be caused on the highway network. Where residual cumulative impacts cannot be mitigated, permission should be refused.

Colne Neighbourhood Development Plan (CNDP)

Policy CNDP3 states that, as appropriate to their scale, nature and location, development proposals should:

- a) retain, re-use and, where necessary, sympathetically re-configure existing street patterns;
- b) use and re-use traditional local materials (such as stone, stone slates, slate, and timber). Where appropriate to their setting, such materials should be traditional materials which have been recycled, or have a significant recycled content, and make a positive contribution to the overall quality of the character area;
- c) retain key features of the local vernacular, such as stone flags, stone setts, ironwork, building details and ornamentation; and
- d) ensure building form and layout responds to and is sympathetic to the form and layout within the Urban Character Area within which it is located.

Design and Heritage Impact

The proposed lean-to addition would be a minor addition and is appropriate in terms of design and it can be ensured by condition that the materials acceptably match those of the building. The removal of the chimneys would not be detrimental to the appearance of the buildings. The amendments are acceptable in terms of design and would preserve the character and appearance of the Conservation Area and setting of the adjacent Listed Building in accordance with Policies

ENV1 and ENV2 of the LPP1, policy CNDP3 of the CNDP and the Conservation Area Design and Development SPD

Residential Amenity

The proposed extension raises no unacceptable residential amenity impacts.

Highways

The proposed amendment would have no impact on access or parking arrangements or requirements.

Trees and Landscaping

The proposed amendments would not impact upon trees or landscaping of the site.

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 variation of condition is acceptable in all relevant regards. 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

- 1 The development must be begun not later than the expiration of three years beginning 09/07/2012.

Reason: In order to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (As Amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: SL/2, 003A (Proposed Site, Roof, Floor, Section and Elevation Plans), 003B.

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

- 3 Unless otherwise agreed in writing by the Local Planning Authority the materials of the development shall be in strict accordance with the details approved under discharge of conditions refs: 13/12/0162C1 and 17/0719/CND.

Reason: In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

- 4 Unless otherwise agreed in writing by the Local Planning Authority the rainwater goods of the development shall be in strict accordance with the details approved under discharge of conditions ref: 13/12/0162C1.

Reason: In order to ensure the design of the features of the building are acceptable.

- 5 The window openings shall be set back from the external face of the wall. The depth of reveal shall be at least 100mm.

Reason: To ensure the continuation of a satisfactory appearance to the development.

- 6 The windows in the north elevation of the development hereby permitted shall at all times be glazed only with obscure glass in accordance with the details approved by discharge of conditions ref: 13/12/0162C1, or Pilkington Level 4 (or equivalent) or above. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved or Pilkington Level 4 (or equivalent) or above. The windows shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: To protect the privacy of the occupants of the adjacent dwelling.

- 7 Notwithstanding previously approved discharge of conditions a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of the extension hereby approved. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before the first dwelling is occupied.

Reason: To control foul and surface water flow disposal and prevent flooding.

- 8 The approved scheme Drawing No. 003B 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.

- 9 No trees within the site shall be uprooted, felled, removed, lopped, topped, destroyed or in any way damaged until a landscaping scheme indicating the trees to be retained has been submitted to and approved in writing by the Local Planning Authority pursuant to Condition 8. The development shall be implemented in accordance with the approved details.

Reason: To protect the trees and ensure that future landscaping incorporates those specimens.

- 10 Before the development is occupied waste containers shall be provided in the bin storage area.

Reason: To ensure adequate provision for the storage and disposal of waste.

- 11 The development shall be carried out in accordance with the recommendations set out in the bat and barn owl survey received 18/04/2012.

Reason: To ensure protection of the habitat of birds.

- 12 All new or replacement window frames shall be of timber construction only and prior to the occupation of the dwellings shall be painted, not stained, and thereafter maintained in accordance with the details approved under conditions discharge 13/12/0162C1 or an alternative paint colour that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in the interest of the character and appearance of the Conservation Area.

- 13 Prior to its installation details of design, materials and finish of the garage door shall have been submitted to and approved in writing by the Local Planning Authority, unless otherwise approved that garage door shall be of timber construction, the door shall be installed and thereafter maintained in strict accordance with the approved details and any replacement door shall be in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in the interest of the character and appearance of the Conservation Area.

- 14 Prior to the occupation of the dwellings hereby approved the parking and manoeuvring areas shall and laid out and surfaced in accordance with the approved plans, they shall thereafter at all times be maintained free from obstruction and available for car parking and turning purposes.

Reason: To ensure that vehicles can enter and leave the site in forward gear in the interest of highway safety.

- 15 Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, E & F of Part 1 and Class B of Part 2 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

E(a)) no buildings, enclosures, swimming or other pools shall be erected or constructed within the curtilage of the building(s)

E(b)) no containers for the storage of oil or gas for domestic heating purposes shall be installed within the curtilage of the building(s)

F) no hard surface shall be provided within the curtilage of the building(s)

Part 2

B) no means of access shall be constructed to the curtilage of the building(s)

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and appearance of the Conservation Area, amenity of the area and impacts on neighbouring properties.

Application Ref: 25/0567/VAR

Proposal: Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 24/0314/VAR.

At: 3 Greenfield House, Greenfield Road, Colne

On behalf of: Mr Dean Brown

Date Registered: 03/09/2025

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 16th October 2025