

## **Colne and District Committee Update Report 4<sup>th</sup> December 2025**

### **25/0453/FUL - Land NE of 10-12 Hollin Hall**

Following the publication of the committee report, 2 letters of representation have been received which raise the following points:

- The revised position of the building addresses the previous concerns
- The track will not be an issue and it has been used by United Utilities to unblock a drain
- The building will be required before the spring to help with lambing
- Biodiversity is encouraged

These do not raise any additional issues which have not already been covered in the report. As such, the recommendation remains unchanged.

### **25/0479/FUL – Park High School**

#### Consultee Comments

PBC Environmental Health - In relation to this development, and considering the two conflicting noise reports submitted by the developer (ACL) and the residents (Druk), the Environmental Health department at the Borough of Pendle commissioned Dragonfly Environmental Consulting Ltd to undertake an independent review. Dragonfly's findings contradicted the ACL report. Based on the available evidence, they concluded that the impact of the development is likely to be substantial to very substantial, with noise levels expected to exceed the *Significant Observed Effect Levels (SOEL)*.

Dragonfly also noted that the current noise impact assessment contains insufficient survey data to justify approval with conditions for limited operating hours. However, they indicated that further investigation and appropriate remediation measures may allow the development to proceed with more restricted hours of use.

As a result, the Environmental Health department requires additional noise survey data and modelling to:

- Clarify the level of impact on surrounding residents
- Determine the necessary remediation measures
- Establish appropriate operating hours

Alternatively, we would object based on findings of the Druk report and the DragonFly review.

#### Public Comments

Concerns relating to hydrology have not been addressed in the Committee Report.

#### Officer Comments

Concerns have been raised that the report does not specifically address comments raising concerns about the adequacy of the assessment of flood risk in relation to overland surface water flow routes and the capacity of the existing watercourse the development is proposed to drain to and resulting potential for flooding of the road of Windermere Avenue.

The submitted Flood Risk Assessment is acceptable, the Lead Local Flood Authority (LLFA) have raised no objections subject to standard conditions. Those standard conditions include requirements for details of flood water exceedance routes, necessary details of topography, calculations of flow, evidence of the outfall capacity and arrangements for construction drainage and long term management and maintenance. It is standard practice for those details to be conditioned rather than submitted at the application stage. It is also noted in the LLFA comments that ordinary watercourse consent will be required to discharge to the watercourse, which is separate from the planning process.

Following a review of the noise assessment submitted by the applicant and the assessment commissioned and submitted by local residents by consultants appointed by the Council, additional noise assessment and clarification has been requested from the applicant. On the basis of the current information it would not be appropriate to recommend approval subject to the hours condition previously recommended. The applicant has had less than a week since the Council received that advise and, to allow reasonable time for them to respond, it is recommended that the determination of the application is **deferred**.