

Colne Committee – 5th February 2026

Update Report

25/0829/FUL: Wynstone, Barrowford Road, Colne

Since the publication of the committee report, Colne Town Council's comments have been received. They are as follows:

The council considers the proposed design to be overly generic and detrimental to the existing street scene. The design fails to reflect the local character and is considered "Out of keeping" with the surrounding area. Members expressed disappointment in the lack of architectural merit and noted that the continuity of the street side should be preserved. Furthermore, the council raised strong concerns regarding the proposed removal of the trees.

An updated Tree Plan has also been received which sets out the use of a cellular confinement system. The Council's Tree Officer has reviewed this and is content with the information submitted. As such, there will be a change to the condition to update with the latest version of the Tree Plan. An additional condition regarding the Arboricultural Method Statement is also necessary.

This does not change the recommendation, which is to approve the application 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: 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: Location Plan (1:1250), Proposed Site Plan 2025/FB/02 Rev A, Proposed Floor Plan 2025/FB/03, Tree Protection Plan 2025/FB/05 Rev A

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. Prior to the commencement of development, a scheme of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority. Works shall include, but not be exclusive to, the construction of the access to an appropriate standard, radius kerbs, buff coloured, tactile paved dropped pedestrian crossings on both sides of the access. All the highway works shall thereafter be constructed and completed in accordance with the approved scheme prior to first occupation.

Reason: In the interest of highway safety.

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

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Measures to control the emission of dust and dirt during construction
- vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
- vii) Details of working hours

Reason: To minimise the impact and disruption to highway users and in the interest of residential amenity

7. Prior to first occupation of the approved dwelling visibility splays measuring 2.4m back along the centre line of the access measured from the carriageway edge and extending 43m in both directions on the nearside carriageway edge shall be provided at the new access onto Barrowford Road as shown on the approved plans. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splays. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development.

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

8. Notwithstanding the information submitted the approved development should not be brought into use unless and until a parking scheme for at least four adequately sized car parking spaces with associated manoeuvring area has been submitted to and approved in writing by the Local Planning Authority. The parking area(s) shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling and the manoeuvring area(s) maintained free from obstruction for the lifetime of the development.

Reason: In order to ensure satisfactory levels of off-street parking and manoeuvring are achieved within the site to prevent parking on the highway to the detriment of highway safety.

9. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:

- a. the exact location and species of all existing trees and other planting to be retained;
- b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form 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.

10. The development hereby approved shall be carried out in strict accordance with the Tree Protection Plan 2025/FB/05 Rev B

Reason: To protect the trees in the interest of the amenity of the area.

11. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until protective fencing, to BS 5837 : 2005 at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, 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 this condition. The fencing shall be located at least 1.00 metre beyond the protected area detailed in BS 5837. 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 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.

Reason: To prevent trees from being damaged during building works.

12. Prior to commencement of development, including any works to trees and the demolition of the boundary wall, the Arboricultural Method Statement Monitoring Form which was submitted as part of the Full Application shall be completed with all the relevant details and information required, submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out only in accordance with the approved method.

Reason: In order to protect the trees in the interests of amenity of the area.

13. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plans shall be provided and thereafter always remain available for the parking of vehicles associated with all dwellings on site and shall be kept free from obstructions in perpetuity.

Reason: In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.

14. Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

Reason: To ensure that the development supports sustainable forms of transport.

INFORMATIVE

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.
2. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (short form Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the access to an appropriate standard, radius kerbs, buff coloured, tactile paved dropped pedestrian crossings on both sides of the access. The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.