

**MINUTES OF A MEETING OF THE  
BRIERFIELD AND REEDLEY COMMITTEE  
HELD AT BRIERFIELD TOWN HALL  
ON 6<sup>TH</sup> SEPTEMBER, 2016**

*PRESENT*

*Councillor Y. Iqbal – Vice-Chairman (In the Chair)*

**Councillors**

*N. Ahmed  
M. Arshad  
M. R. Arshad*

**Co-optees**

*M. Hanif*

**Officers in attendance**

*David Walker  
Kathryn Hughes  
Lynne Rowland*

*Environmental Services Manager (Area Co-ordinator)  
Principal Development Management Officer  
Committee Administrator*

*(Apologies for absence were received from Councillor N. Ashraf, P.V. Bates (Reedley Hallows Parish Council) and Inspector Goodall.)*



The following person attended the meeting and spoke on the item indicated –

*Geoff Hook*

*May Tree Close, Reedley*

*Minute No.71*

**60.**

**DECLARATION OF INTERESTS**

Members were reminded of the legal requirements concerning the declaration of interests.

**61.**

**PUBLIC QUESTION TIME**

There were no questions from members of the public.

**62.**

**MINUTES**

**RESOLVED**

That the Minutes of this Committee, at a meeting held on 9<sup>th</sup> August, 2016 be approved as a correct record and signed by the Chairman.

**63.**

**PROGRESS REPORT**

A progress report following action arising from the minutes of the last meeting was submitted for information.

**64. COMMUNITY SAFETY ISSUES AND POLICE MATTERS**

Members of the public were given the opportunity to raise local community safety issues with the Committee. No issues were raised.

**65. PLANNING APPLICATIONS**

**(a) Planning applications to be determined**

The Planning, Building Control and Licensing Services Manager submitted a report of planning applications to be determined as follows –

**16/0398/FUL Full: Erection of a two storey extension to front and rear, dormer to rear converting the hipped roof to gable of the gymnasium building (D2) at 30 Colne Road, Brierfield for Mr S. Shabir**

**RESOLVED**

That the Planning, Building Control and Licensing Services Manager, in consultation with the Chairman and/or Vice-Chairman of this Committee be asked to hold further discussions with the applicant and, subject to receipt of appropriate amended plans, be delegated authority to grant consent.

**REASON**

***On the current plan, the proposed roof extension to the rear and two storey extension to the front would result in a disproportionate building that would create an unduly assertive feature, poorly related and out of character with the property. The incongruous appearance would be of detriment to the visual amenity of the area and the character of the area. The development would therefore, be contrary to the aims of Policy ENV1 and ENV2 of the Local Plan: Core Strategy Part 1 and the guidance contained within the Councils Design Principles SPD.***

**16/0429/FUL Full: Change of use from nursing home to single dwelling including erection of single storey extension to rear and reconfiguration of windows (Amended Description) at 97 Brier Crescent, Nelson for Mr N. Younis**

**RESOLVED**

That planning permission be **granted** 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: LU035 P01, P04, P05A, P06A.

**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. Notwithstanding any indication on the application forms, no consent is given for the erection of a 2.7m high wall to the Hibson Road boundary of the site. The development shall be carried out in accordance with amended plans LU035-P05A and LU035-P06A.

**Reason:** In the interests of clarity.

## **REASON**

***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 complies with the aforementioned Policies within the Local Plan Part 1 and the saved Policies of the Replacement Pendle Local Plan, being appropriate in terms of use, scale, design and amenity. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.***

## **(b) Planning appeals**

The Planning, Building Control and Licensing Services Manager reported that, as at today's date, there were no new appeals and no appeals outstanding.

## **66. ENFORCEMENT/UNAUTHORISED USES**

### **Enforcement Action**

The Democratic and Legal Manager submitted a report on outstanding enforcement cases in the Brierfield and Reedley area.

## **67. CAPITAL PROGRAMME 2016/17**

The Neighbourhood Services Manager reported that the current balance for the Committee's capital programme for 2016/17 was £15,183.

One new bid was submitted for consideration.

**RESOLVED**

That £100 be allocated to Friends of Nelson and Brierfield Stations to assist with the purchase of tools, plants, flowers and shrubs for Brierfield Station.

**REASON**

*To ensure the most effective allocation of the Committee's capital budget.*

**68. STREET NAMING AND NUMBERING APPLICATION: DEVELOPMENT OFF CLITHEROE ROAD AND VEEVERS STREET, BRIERFIELD**

Further to this item being deferred at the last meeting, the Neighbourhood Services Manager re-submitted a report for Members to consider and agree on suitable street names for the housing development off Clitheroe Road and Veevers Street, Brierfield.

**RESOLVED**

That consideration of this item be deferred to the next meeting of this Committee.

**REASON**

*To allow for further consideration.*

**69. PROBLEM SITES**

The Planning, Building Control and Licensing Services Manager submitted a report on progress with problem sites in the Brierfield and Reedley area.

**70. MAY TREE CLOSE, REEDLEY**

Members discussed an ongoing dispute regarding liability for paying the cost of making May Tree Close, Reedley up to adoptable standard. It was noted that, despite negotiations, an agreement had not been reached between the Council, the landowner and the residents about sharing the cost of adoption.

The landowner acknowledged that the Council had offered to pay £15,000 of an estimated £30,000 required to carry out the work. This, together with a total contribution of £10,000 from himself and the residents concerned, would leave a shortfall of £5,000. He asked that this be met from the Committee's capital programme.

**RESOLVED**

That the Executive be asked to consider allocating the final £5,000 required to make May Tree Close, Reedley up to adoptable standard.

**REASON**

*In the interest of highway and residential amenity.*

**71. REQUEST TO REMOVE PUBLIC RECYCLING SITE FROM B&Q,  
CHURCHILL WAY, NELSON**

The Environmental Services Manager submitted a report which informed Members of a formal request from B&Q to remove the public recycling site from the site located off Churchill Way, Nelson.

Members were advised that Nelson Committee had also been informed of the request and had asked that a meeting be arranged with its Chairman, appropriate ward councillors and B&Q's Unit Manager to discuss retaining the recycling site.

**RESOLVED**

That this Committee supports the decision of Nelson Committee and asks that Brierfield and Reedley Ward Councillors be invited to attend the meeting with B&Q once arranged.

**REASON**

*To allow for further discussion.*

**72. VACANT HOMES**

The Housing, Health and Economic Development Services Manager submitted a report which informed the Committee on the position regarding the management of vacant houses in Brierfield and Reedley.

**RESOLVED**

That the Housing, Health and Economic Development Services Manager be asked to submit a further report to the next meeting of this Committee, providing a detailed breakdown and up-to-date status of all the empty residential properties in Brierfield and Reedley.

**REASON**

*For further information*

**73. ITEMS FOR DISCUSSION**

**(a) Request for post box on Veevers Street, Brierfield**

Members were asked to consider a request from local residents for a post box to be located on Veevers Street, Brierfield.

**RESOLVED**

That Royal Mail be asked to consider erecting a post box on Veevers Street, Brierfield.

**REASON**

*In response to a request from local residents.*

**(b) Traffic calming/speeding**

Members discussed a number of locations in the Brierfield and Reedley area where it was felt that traffic calming measures were necessary.

**RESOLVED**

- (1) That Lancashire County Council be asked to consider introducing traffic calming measures at the following locations –
- Glen Way, towards the roundabout by B&Q
  - The traffic lights on Colne Road, opposite the Magistrates Court
  - Pennine Way, off Reedley Road, Reedley.
- (2) That County Councillors M. Iqbal and C. Wakeford be asked to support this request.

**REASON**

*In the interest of highway safety.*

**74.**

**OUTSTANDING ITEMS**

The following item had been requested by this Committee and a report would be submitted to a future meeting –

- (a) Former Marsden Cross Inn, Higher Reedley Road, Reedley – problem building (09.08.16)

CHAIRMAN \_\_\_\_\_