

**MINUTES OF A MEETING OF THE
BRIERFIELD AND REEDLEY COMMITTEE
HELD AT BRIERFIELD TOWN HALL
ON 1ST DECEMBER, 2015**

PRESENT

Councillor N. Ashraf – Chairman (In the Chair)

Councillors

*R. B. Allen
M. Arshad
M. Hanif
Y. Iqbal*

Co-optees

P. V. Bates

Officers in attendance

*Vince Green
Kathryn Hughes
Tim Horsley
Lynne Rowland*

*Financial Services Manager
Principal Development Management Officer
Anti-Social Behaviour Co-ordinator
Committee Administrator*

(Apologies for absence were received from His Worship the Mayor Councillor N. Ahmed and Inspector P. Goodall.)



85. DECLARATION OF INTERESTS

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

86. PUBLIC QUESTION TIME

There were no questions from members of the public.

87. MINUTES

RESOLVED

That the Minutes of this Committee, at a meeting held on 3rd November, 2015 be approved as a correct record and signed by the Chairman.

88. PROGRESS REPORT

A progress report following action arising from the minutes of the last meeting was submitted for information. The following updates were provided at the meeting -

- The Planning, Building Control and Licensing Services Manager reported that, although it had been understood that the land off Richard Street, Brierfield had recently been sold at auction, a land registry search had shown no recent change in ownership.

- That, in accordance with a condition attached to the planning application for the development of Reedley Primary School, a consultation was due to commence on a proposal to implement additional parking restrictions in the area.

89. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

The Brierfield and Reedley crime figures for November, 2015 compared to the same period last year were submitted for information. Details on crimes were broken down as follows –

	November 2014	November 2015
Burglary in a dwelling	6	6
Burglary other than a dwelling	2	8
Vehicle Crime	5	6
Hate crime	0	0
Assaults	8	6
Criminal Damage/Arson	12	6
All crime	46	43
Anti-social Behaviour	47	43

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

90. PLANNING APPLICATIONS

(a) Applications to be determined

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

13/15/0423P Full: Change of use of dwelling house (No. 17) (C3) to retail (A1) ground floor only, removal of door and enlargement of window to ground floor front elevation (No. 19) at 17-19 Chapel Street, Brierfield for Mr M Zaman

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:
Location and block plan
Proposed floor and elevation plans

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

3. All materials to be used in the front elevation 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.

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. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

13/15/0485P Full: Erection of two dwellings (one pair semi-detached) with associated curtilage, parking with access from Larkhill Avenue (Re-submission) at land at Larkhill Avenue, Burnley for Mr G Murgatroyd

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:

05-10-15 Rev A location plan, 05-10-2015 Rev A layout plan & CAL2015 005 001.

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

3. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C 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

Part 2

B) no means of access shall be constructed to the curtilage of the buildings

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

4. A scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority within two weeks of the commencement of development. 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.

5. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

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

6. The level of the new driveways shall be constructed 0.150m above the carriageway channel line of Larkhill Avenue.

Reason: To safeguard the future reconstruction of the highway.

7. The proposed development shall not be brought into use unless and until the car parking spaces shown on the approved plan has been constructed, surfaced, sealed, drained and marked out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The parking spaces shall thereafter always remain unobstructed and available for parking purposes.

Reason: In the interest of amenity.

8. The development shall be carried out in accordance with the recommendations set out in the "Ainsdale Avenue Ecological Appraisal" undertaken October 2015. The development shall then only commence and be completed in accordance with the agreed details.

Reason: To ensure no net loss of biodiversity due to the proposed development.

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;

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. Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

11. Before work commences on the site, facilities shall be provided and retained within the site, by which means the wheels of vehicles may be cleaned before leaving the land. All vehicles shall thereafter use the facilities.

Reason: In the interest of highway safety.

12. Before a dwelling unit is occupied waste containers shall be provided in the bin/cycle storage areas on each plot.

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

Note:

Constructions access to the site shall be from Larkhill Avenue.

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 erection of two dwellinghouses within the settlement boundary is acceptable and would not adversely impact on amenity, trees, ecology or parking. The design, layout and materials are acceptable subject to appropriate conditions. 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.

(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.

91. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

92. CAPITAL PROGRAMME 2015/16

The Neighbourhood Services Manager submitted a report which advised Members on the Committee's 2015/16 capital budget.

One late bid for the installation of a bollard to the footpath of Sefton Street, Brierfield was submitted for consideration.

RESOLVED

That £150 be allocated for the installation of a Blackpool style bollard to the footpath of Sefton Street, Brierfield as per the submitted plan.

REASON

To allocate the Committee's capital budget effectively.

93. BRIERFIELD AND REEDLEY ENVIRONMENTAL VISUAL AUDITS

The Neighbourhood Services Manager submitted a report which provided an update on the outcome of environmental visual audits in Brierfield and Reedley.

94. LANCASHIRE PARISH BASED PUBLIC TRANSPORT SCHEME

A letter and guidance from the County Council on proposals for a Parish based public transport scheme had been circulated for information.

95. OUTSTANDING ITEMS

The following items had been requested by this Committee.

Brierfield and Reedley Committee (01.12.2015)

- (a) Proposed introduction of a speed indicator device (03.11.15)
- (b) Land off Richard Street, Brierfield (03.11.15)

A report on the proposed introduction of a speed indicator device would be submitted to a future meeting. However, a response to the land off Richard Street, Brierfield had been provided at minute 88 of this meeting.

CHAIRMAN _____