

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 7th JANUARY, 2016**

PRESENT –

Councillor G. Waugh (Chairman – in the Chair)

Councillors

Co-optees

*N. Butterworth
D. Clegg
J. Cooney
M. S. Foxley
A. R. Greaves
D. E. Lord
J. A. Nixon
G. Roach
G. Waugh
P. White*

Mr. A. Sutcliffe (Colne Town Council)

(Apologies for absence were received from Councillors S. Benson, S. E. Cockburn-Price, I. Tweedie and John Dransfield (Trawden Forest Parish Council)).

Officers in attendance:

<i>Peter Atkinson</i>	<i>Neighbourhood Services Manager and Area Co-ordinator</i>
<i>Lee Greenwood</i>	<i>Planning Officer</i>
<i>Jane Watson</i>	<i>Senior Committee Administrator</i>



The following people attended the meeting and spoke on the items indicated:

<i>Paul Perry Nixie Edwards</i>	<i>13/15/0575P Full: Change of use of first floor to restaurant seating in association with ground floor/basement use; erection of railings, decking and access ramp to front elevation (Retrospective) at 74 Albert Road, Colne</i>	<i>Minute No. 125(a)</i>
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<i>Carol Riley Lee Johnson</i>	<i>Alkincoats Local Nature Reserve Extension</i>	<i>Minute No. 136</i>
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121. DECLARATIONS OF INTEREST

Members were reminded of the requirements of the Member Code of Conduct concerning the declaration of interests.

Councillor A. R. Greaves declared a non-pecuniary interest in minute number 135 regarding the Waterside Centre in Colne as he was a Trustee of the South Valley Children's Action Trust.

122. PUBLIC QUESTION TIME

There were no questions from members of the public.

123. MINUTES

RESOLVED

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

124. PROGRESS REPORT

A progress report on action arising from the last meeting was submitted for information.

125. 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:-

13/15/0575P Full: Change of use of first floor to restaurant seating in association with ground floor/basement use; erection of railings, decking and access ramp to front elevation (Retrospective) at 74 Albert Road, Colne for M. H. Hooks

The Planning, Building Control and Licensing Services Manager circulated an update at the meeting.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be granted delegated authority to grant planning permission upon the expiry of the consultation period and subject to the following conditions and reasons:

1. Within 1 month of the date of this decision samples of the colour to be used in the painting of the decking area 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. Within 3 months from the written approval of the colour the development shall have been completed in accordance with the approved plans and approved finishes.

Reason: To ensure a satisfactory form of development within the Conservation Area.

2. No amplified music shall be played within the first floor seating area hereby approved at any time.

Reason: In the interests of residential amenity.

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. 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 submitted, for information, a report giving the up-to-date position on appeals.

126. ENFORCEMENT/UNAUTHORISED USES

(a) Outstanding Enforcements

The Planning, Building Control and Licensing Services Manager submitted, for information, a report giving the up-to-date position on enforcement matters.

(b) Enforcement Action

The Democratic and Legal Manager submitted, for information, a report giving the up-to-date position on enforcement matters.

Reference was made to 55 Parker Street, Colne. A prosecution hearing regarding failure to comply with the requirements of the Section 79 Building Act Notice was scheduled for 15th January, 2016. Concerns were raised that depending on the outcome of the hearing, the property would remain in its current condition.

RESOLVED

That a report outlining options available, including costs, to ensure 55 Parker Street, Colne is brought back into use be submitted to the next meeting.

REASON

To ensure the property is brought back into use as soon as possible.

(c) Hubbs House Farm, Colne

The Chairman advised that the Planning, Building Control and Licensing Services Manager had been unable to establish if the County Council had served an injunction on the owner of this

property or not. The County Council had indicated that they were looking at the possibility of serving an injunction but they had yet to confirm this course of action.

RESOVLED

That a report setting out the current position at Hubbs House Farm, Colne along with all possible options, implications and costs be submitted to the next meeting.

REASON

To try to move progress with this site as soon as possible.

127. CAPITAL PROGRAMME 2015/16

The Neighbourhood Services Manager reported that the current balance for the Committee's capital programme for 2015/16 was £1,786.

This included a revised allocation of £259 for the provision of a new waste bin on market Street, which was agreed at the previous meeting.

A full report would be submitted to the next meeting.

The Committee considered a late bid from Colne Football Club for £500 which would be used to purchase CCTV equipment following recent break-ins.

RESOLVED

That £500 be allocated to Colne Football Club for CCTV equipment.

REASON

To enable the capital programme funding to be allocated efficiently and effectively.

128. GENERAL FUND REVENUE BUDGET 2016/17

The Financial Services Manager submitted a report inviting the Committee to examine and consider its base budget for 2016/17 and identify any options for budget reductions which would be submitted to the Executive for consideration.

A suggestion was made that the budget allocations for public conveniences (as shown on pages 1 and 4 of Appendix A attached to the report) should be included in the Markets budget (on page 5 of Appendix A) as the only conveniences now available was those in the Market Hall.

RESOLVED

- (1) That the report be noted.
- (2) That the Executive be asked to consider including the budget allocation of £10,760 for conveniences and the budget allocation of £9,680 for the cleaning and domestic supplies for conveniences into the Markets budget.

REASON

To continue with the implementation of the Council's Financial Strategy and to inform the development of the Council's budget for 2016/17.

129. ITEMS FOR DISCUSSION

(a) Culvert on Cottontree Lane, Colne

It was reported that a culvert had collapsed outside the Blossom Tree nursery in Cottontree which had left a 3m wide hole in the car park. This had forced the nursery to close temporarily.

United Utilities had assigned contractors to make repairs to the culvert. They had said, however, that on inspection it was their opinion that this was no longer a sewer and therefore no longer their responsibility. They had dye tested the stream above and this had come through but as it was mapped as a sewer on their system they would repair it this time. They would then have to look at de-vesting it as a sewer.

RESOLVED

That an urgent meeting be convened with United Utilities to discuss the matter further.

REASON

In response to the collapsed sewer and to understand why United Utilities no longer felt that this was their responsibility.

130. PROBLEM SITES

The Planning, Building Control and Licensing Services Manager submitted, for information, a report on problem sites.

Concerns were raised about the general condition of 95 Skipton Road, Colne and in particular a sign which had recently been erected advertising 'Pirate Party's UK' as well as the significant amount of 'rubble' which could be seen inside the property.

An update was also given on the former Hycrome Works site on Knotts Lane and the former Colne Parish Church School on Exchange Street, Colne.

The Committee expressed concern that the former Blockbusters store was still empty and there was no sign of it being occupied. The unit was located in a prominent part of the town centre and formed part of the town centre precinct. Works on the precinct were almost complete and this empty unit would have a detrimental effect on a revitalised part of the town centre.

RESOLVED

- (1) That the report be noted.
- (2) That Management Team be asked to submit a report to the May 2016 meeting of this

Committee setting out a way forward for the future occupation of the former Blockbuster store.

REASON

To bring back the property back into use as soon as possible.

131. 12 CHURCH STREET, COLNE

(a) Premises Improvement Grants

Following a request made at the last meeting Management Team submitted a report which outlined the process and procedures for dealing with premises improvement grants and detailed the process which had been followed in relation to the grant application for 12 Church Street, Colne.

Concerns had been raised that a planning application had not been approved prior to the premises improvement grant being issued. It was explained that the correct procedure had been followed and that it was the applicant's responsibility to ensure all necessary permissions were in place.

RESOLVED

- (1) That the report be noted.
- (2) That no further action is taken in respect of 12 Church Street, Colne.

REASON

To inform Members that the processes for dealing with premises improvement grants are robust.

(b) Enforcement Action

The Planning, Building Control and Licensing Services Manager submitted a report regarding the possible enforcement action required for the removal of the unauthorised shop front at 12 Church Street, Colne.

The property was in a Conservation Area and during 2014 improvements had been made. The stall raiser was retained but the shop window was replaced. The Committee were asked to consider whether the work was contrary to prevailing planning policy and required the Council to take enforcement action.

Photographs of the shop front prior to its replacement and after were attached to the report. Although the replacement unit was upvc it was darker in colour than the original unit. It was felt that the original unit had no specific historic or architectural qualities and the new unit did not have an adverse impact on the Conservation Area and therefore no further action was required.

RESOLVED

That no further action be taken.

REASON

The shop front does not harm the Conservation Area and does not lead to harm to the heritage asset.

132. TOWN CENTRE SIGNAGE

The Housing, Health and Economic Development Services Manager submitted a report which outlined possible signage solutions to encourage footfall and vehicle movement into Colne town centre from edge of town retail parks and peripheral routes.

It was felt that Colne Town Council and Colne Town Centre Regeneration Forum should be consulted before any decisions were made.

RESOLVED

That Colne Town Council and Colne Town Centre Regeneration Forum be asked for their views on the proposed signage for the town centre.

REASON

To allow additional signage for the town centre to be installed.

133. ENVIRONMENTAL BLIGHT

The Neighbourhood Services Manager reported that there were no existing Environmental Blight sites and no new sites had been put forward.

134. VACANT HOMES

The Housing, Health and Economic Development Services Manager submitted a report on the management of the vacant houses in the Colne and District area.

It was noted that the total number of properties that had been empty for more than six months had fallen from 2131 in 2008/09 to 1324 in 2014/15. There were currently 320 empty residential properties within the Colne and District area.

It was acknowledged that work was ongoing to assist owners, such as the offer of loan assistance, to bring properties back into use. There were a large number of properties undergoing refurbishment and these properties were expected to be returned to occupation in the near future.

In total over the past 12 months 1148 long-term vacant properties across the Borough had been removed from the list with 296 of these properties being in the Colne and District area. Although there was evidence of a substantial number of empty properties being returned into occupation this was not reflected in the overall number of long term empty properties which whilst falling remained at 3.3%.

RESOLVED

(1) That the action being taken to manage the empty houses be noted.

- (2) That an update report be submitted in six months' time, unless an issue regarding a particular property arises.

REASON

To ensure the empty properties in the Borough are managed and to keep the Committee up-to-date.

135. WATERSIDE CENTRE, COLNE

The Democratic and Legal Manager submitted a report on the survey that had been carried out by Liberata Property Services on the above Centre. The Committee were asked to authorise the granting of a licence of the premises to Newground.

RESOLVED

That Newground be granted a licence to occupy the Waterside Centre, Colne on terms to be agreed and that Liberata Property Services contact Newground to negotiate and agree the terms of the licence as soon as possible.

REASON

So that Newground can continue to use the Centre for its current activities.

136. ALKINCOATS LOCAL NATURE RESERVE EXTENSION

The Neighbourhood Services Manager submitted a report proposing an extension to Alkincoats Local Nature Reserve in Colne.

Alkincoats Local Nature Reserve Group wanted to extend the reserve (as shown on the plan attached to the report) and they were working with Neighbourhood Services to update the Local Nature Reserve Management Plan.

The Committee also discussed allotments and the difference between statutory allotments and non-statutory allotments was explained. A request was put forward that Colne Town Council would like to take over the responsibility of all the allotments in Colne. It was explained that the transfer of allotment land was on the agenda for discussion at a future meeting of the Transfer of Services and Facilities to Town and Parish Councils Committee.

RESOLVED

- (1) That Alkincoats Local Nature Reserve Group be granted permission to extend the Alkincoats Local Nature Reserve as indicated on the plan attached to the report.
- (2) That the Executive be recommended to transfer all of the allotments in Colne to Colne Town Council.

REASON

- (1) ***To improve green space provision, improve biodiversity and provides an opportunity to secure external funding.***
- (2) ***To ensure they are retained as allotments and not developed upon.***

137. COLNE BUS STATION

The Neighbourhood Services Manager submitted, for information, a report on issues affecting Colne Bus Station. At the last meeting a number of requests were made that would help improve the 'look' of the bus station and an update on these requests was provided in the report.

138. OVERVIEW AND SCRUTINY WORK PROGRAMME 2016/17

The Committee was invited to submit suggestions for topics for scrutiny for the next municipal year 2016/17.

No suggestions were put forward.

139. MISCELLANEOUS MINUTES

Minutes of a meeting of the Friends of Greenfield Local Nature Reserve were submitted for information.

140. OUTSTANDING ITEMS

The following items had been requested by this Committee and reports would be submitted to future meetings:

- Newtown Street Area of Colne – Parking Problems (report requested 08.01.2015)
- Knotts Drive Pond, Colne (report requested 03.12.2015)

Chairman _____