

**MINUTES OF A MEETING OF  
THE WEST CRAVEN COMMITTEE  
HELD AT THE  
RAINHALL CENTRE, BARNOLDSWICK  
ON 1<sup>ST</sup> MARCH 2016**

*PRESENT –  
Councillor D. M. Whipp – Chairman (In the Chair)*

**Councillors**

*M. Adams  
R. E. Carroll  
L. Davy  
M. Goulthorp  
K. Hartley  
R. Milner  
C. Teall*

**Officers Present**

*N. Watson  
J. Eccles*

**Co-optees**

*L. Gaskell*

*Planning, Building Control and  
Licensing Services Manager  
Committee Administrator*

**Police**

*Sergeant De Curtis  
Inspector P. Goodall*

*(Apologies were received from Cllr M. Horsfield.)*



*The following people attended and spoke at the meeting on the items indicated –*

<i>Kevin Tyldesley</i>	<i>13/15/0524P – Full: Variation of Condition: Vary Conditions 13 and 15 of Planning Permission 13/05/0969P (Drainage) at D. Wilkinson &amp; Co. Riley Street Garage, Riley Street, Earby</i>	<i>Minute No. 156(a)</i>
<i>Alan Kinder</i>	<i>13/16/0013P – Full: Erection of 3 detached dwellings with access from Dotcliffe Road at Dotcliffe Yard, Dotcliffe Road, Kelbrook</i>	<i>Minute No. 156(a)</i>

**152. DECLARATIONS OF INTEREST**

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

**153. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**154. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at the meeting held on 2<sup>nd</sup> February 2016, be approved as a correct record, and signed by the Chairman.

## **155. POLICE ISSUES, POLICE AND COMMUNITIES TOGETHER (PACT) PRIORITIES AND COMMUNITY SAFETY ISSUES**

Sergeant De Curtis presented crime statistics for West Craven for February 2016 (up to 28<sup>th</sup>) compared to the same period in 2015 and set out the PACT priorities for March. Crimes were broken down as follows –

	<b>2015</b>	<b>2016</b>
Burglary in a dwelling	1	2
Burglary other than a dwelling	2	1
Vehicle Crime	2	2
Hate crime	0	0
Assaults	10	5
Criminal Damage	6	6
<b>TOTAL</b>	<b>30</b>	<b>26</b>
Anti-Social Behaviour	42	33

The Police would be attending West Craven High School assemblies in March educating pupils of the impact juvenile crime had on victims and the risks of fighting. Crime in Pendle generally was on the increase.

Inspector Goodall said that after various trials in other authorities in Lancashire, the policing model in Pendle was changing to a mixed model. Areas most in need were seen to be certain parts of Nelson and Brierfield.

In West Craven there would be the same number of Police Officers. They would have access to a vehicle and respond to crimes as needed, whilst picking up other anti-social type behaviour and other crime in their downtime. He assured members that this new way of working would have a minimal impact on Neighbourhood Policing. He was optimistic that it would work and West Craven would have sufficient cover.

Unfortunately, as part of the changes, the Targeted Crime Unit would be lost from 1<sup>st</sup> April. He had made strong representations about this and hoped some of the capacity would come back to Pendle.

Also, Sergeant De Curtis would be replaced. Inspector Goodall said that he wanted to publicly thank Kim for her hard work and commitment to the area over the last few years. The Committee also thanked Sergeant De Curtis for her service to West Craven and wished her all the best for the future.

## **156. PLANNING APPLICATIONS**

### **(a) To be determined**

The Planning, Building Control and Licensing Services Manager submitted a report on the following planning applications for determination –

**13/15/0524P Full: Variation of Condition: Vary conditions 13 and 15 of Planning Permission 13/05/0969P (Drainage) at D. Wilkinson & Co Riley Street Garage, Riley Street, Earby for St. Vincent's Housing Association**

The Planning, Building Control and Licensing Services Manager submitted an update at the

meeting providing further information from the agent on drainage issues. The recommendation was now that the change of Condition Application be approved without condition.

## **RESOLVED**

That the Change of Condition Application be **granted** without condition.

## **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 variations of the conditions would not change the drainage scheme which has been implemented nor any other element of the development which has been completed and occupied for many years.***

**13/16/0035P Full: Major: Change of use from hotel (C1) to offices (B1(a)) and cafe/restaurant (A3) at the Old StoneTrough Lodge and Inn, Colne Road, Kelbrook for Mr S. Grantham**

*(Councillor R. E. Carroll declared a personal interest in this item.)*

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting reporting a further statement from the applicant.

## **RESOLVED**

That planning permission be **refused** for the following reasons -

1. The Local Plan sets out locations that new development should be located in order to provide for a sustainable pattern of development and to provide employment in appropriate locations. The development would be contrary to polices SDP 4 and WRK 2 of the adopted Local Plan Part 1.
2. The development is currently a community facility as defined in Policy SUP 1 of the adopted Pendle Local Plan Part 1. The loss of the community facility has not been justified and the development would thus be contrary to policy SUP 1 of the adopted Local Plan Part 1.

**13/16/0015P Outline: Residential development (0.49 hectares) (access only) at Land to the rear of the Greyhound Pub, Manchester Road, Barnoldswick for Mr M. Rawstron**

*(A site visit was undertaken prior to the meeting.)*

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting reporting that the applicant had requested a deferment to allow the undertaking of a speed survey. LCC Highways had indicated that the 20 mph TRO to the north west of the site had made little difference to traffic speeds and that their objections still stood.

**RESOLVED**

That planning permission be **refused** for the following reasons –

1. The development of the site would not preserve or enhance the Calf Hall and Gillian's Conservation Area. Although the harm would be less than substantial the public benefits of the scheme would not outweigh that harm. The development would thus be contrary to Policy ENV 1 of the adopted Part 1 Local Plan and to the policies in part 12 of the National Planning Policy Framework.
2. The development would be served by a severely substandard access with insufficient improvements proposed to offset the harm that would be caused by the increase in vehicular movements that would be generated by the proposal. The development would lead to a severe impact on the safety of users of the highway to the detriment of highway safety.

**13/16/0013P Full: Erection of 3 detached dwellings with access from Dotcliffe Road at Dotcliffe Yard, Dotcliffe Road, Kelbrook for Mr P. Sanderson**

*(A site visit was undertaken prior to the meeting.)*

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting with details of a further response from the Environment Agency. In the ensuing discussion it was revealed that the red edge marking was inaccurate which meant that the planning application was invalid.

**(b) Planning Appeals**

The Planning, Building Control and Licensing Services Manager reported three outstanding appeals for information.

**157. ENFORCEMENT/UNAUTHORISED USES - COMPLAINTS RECEIVED**

**(a) Outstanding**

The Planning, Building Control and Licensing Services Manager submitted a report detailing outstanding enforcement cases for information.

**RESOLVED**

That the Planning, Building Control and Licensing Services Manager be asked to email Members with an update on enforcement case PLE3091 (Central Working Men's Club, Aspen Lane, Earby); raise enforcement case PLE3146 (2-24 School Lane, Earby) with County Council Highways; and look into the recent change of use at the Conservative Club in Barnoldswick.

**(b) Enforcement Action**

The Democratic and Legal Manager submitted a report giving the up-to-date position on progress in respect of enforcement notices which had been served.

**158. CAPITAL PROGRAMME 2015/16**

The Neighbourhood Services Manager reported that the balance for the Committee's 2015/16 Capital Programme was £3,040 (for Earby) which was noted. A late bid was received from Kelbrook and Sough Village Hall Committee seeking £1,000 towards the refurbishment of the Village Hall floor.

**RESOLVED**

That £1,000 from the Earby allocation of the 2015/16 Capital Programme be allocated to the Kelbrook and Sough Village Hall Committee for refurbishment of the Village Hall floor.

**REASON**

*To enable the Committee's Capital Programme to be allocated efficiently and effectively.*

**159. TRAFFIC LIASION MINUTES**

The minutes of the Traffic Liaison meeting on 21<sup>st</sup> January 2016 were submitted for information and noted.

**160. PROBLEM BUILDINGS**

**(a) Problem Buildings List**

The Planning, Building Control and Licensing Services Manager submitted a report on problem buildings in West Craven. It was noted that a price had now been received for proposed works on Albion Street and works could proceed.

**RESOLVED**

- (1) That the Planning, Building Control and Licensing Services Manager be asked to speak to the new owners of part of the Albert Hartley Yard site and request that the buildings purchased be improved as soon as possible.
- (2) That the Gas Works Yard, Gospel Hall and 16 Mosley Street in Barnoldswick continue to be monitored.
- (3) That a meeting be arranged with the owners of Gissing and Lonsdale, residents and Members of the Committee to discuss progress.
- (4) That 201 Gisburn Road be added to the problem buildings list.

**REASON**

*In the interests of visual amenity.*

**(b) Garage Site, New Road, Earby**

The Planning, Building Control and Licensing Services Manager submitted a report on the above site following complaints about the site's condition.

**RESOLVED**

- (1) That the Democratic and Legal Manager be authorised and instructed to serve a Section 215 Notice (Untidy Land) on the owners of the garage to require the removal of all the material and rubbish and re-surfacing of the access road.
- (2) That the Planning, Building Control and Licensing Manager be asked to see if there was any other action that could be taken to improve the site, for instance using the new Anti-Social Behaviour legislation.

**REASON**

*In the interests of visual amenity.*

**161. AGREEMENTS CONCERNING USE OF WEST CRAVEN SPORTS CENTRE  
WC HIGH SCHOOL, ASSOCIATED SPORTS PITCHES & CAR PARKS**

It was reported that the Democratic and Legal Manager was in the process of arranging a meeting with County Council so that the agreements concerning the use of West Craven Sports Centre, West Craven High School and the associated sports pitches and car parks could be completed.

**162. REDIFFUSION CABLES IN BARNOLDSWICK TOWN CENTRE**

The Planning, Building Control and Licensing Services Manager reported that North Tyneside Council had experience of dealing with old Rediffusion cables and Building Control officers would ask them for advice on this matter.

**RESOLVED**

That the Planning, Building Control and Licensing Services Manager be asked to report back on the possible removal of Rediffusion cables in Barnoldswick Town Centre, following discussions with North Tyneside Council.

**REASON**

*In the interests of public safety.*

**163. FLOODING IN WEST CRAVEN**

The Chairman reported back on meetings held since the last meeting to discuss recent flooding in Earby and parts of Barnoldswick, action being taken and bids for further improvement works.

On 15<sup>th</sup> February the Ghyll Meadows Action Group had met again and discussed ongoing work on improving drainage by Pendle Council and Rolls Royce. The Group thought that a road gully should be installed at the low point of Skipton Road past the football pitches and a need for access to a permanent supply of sand bags.

On 17<sup>th</sup> February Pendle Council officers met in Earby with representatives of Yorkshire Water and Lane Ends Pumping Station to discuss improving the Station's operation in times of flooding. CCTV work had shown blocked drains and a culvert that was partially blocked. A bid had been submitted to County Council for work on improving culverts and upsizing Victoria Clough.

On 24<sup>th</sup> February residents from Gillian's Lane, Lane Bottom and Bancroft Fold met Councillors and Pendle Council officers to discuss flood alleviation measures in this area.

**RESOLVED**

- (1) That County Council be asked to install a road gully at the low point of Skipton Road in Barnoldswick adjacent to the football pitches.
- (2) That the bid to the County Council for Department of Transport funding for a permanent flood barrier alongside Skipton Road be supported, and in the event that the bid is not successful, that the Committee earmark funding for the scheme; and the Neighbourhood Services Manager be asked to commence design work on the scheme.
- (3) That the proposed improvement works in Earby be endorsed and the Neighbourhood Services Manager be asked to pursue further funding in order to match fund the Environment Agency's flood alleviation scheme.
- (4) That the bids to County Council for works to prevent water coming off the highway onto Gillian's Lane and Lane Bottom and to carry out substantial works to alleviate this be supported.
- (5) That further meetings be held in due course and reports brought back to this Committee.

**REASON**

***To reduce the risk of future flooding incidents in West Craven.***

**164. MISCELLANEOUS PIECES OF LAND**

Members were asked to consider the possible transfer of various pieces of land in West Craven to Parish and Town Councils.

**RESOLVED**

That, in principle, all the pieces of land listed in the report, be included in the sites offered for transfer to Parish and Town Councils in West Craven.

*Chairman*.....