

**MINUTES OF A MEETING OF THE
BRIERFIELD AND REEDLEY COMMITTEE
HELD AT BRIERFIELD TOWN HALL
ON 1ST MARCH, 2016**

PRESENT

His Worship the Mayor Councillor N. Ahmed

Councillor N. Ashraf – Chairman (In the Chair)

Councillors

*R.Allen
M. Hanif
Y. Iqbal*

Co-optees

A. Westwell

Officers in attendance

*David Walker
Kathryn Hughes
Julie Palmer
Lynne Rowland*

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

(Apologies for absence were received from Councillor M. Arshad and P.V. Bates (Reedley Hallows Parish Council).)



122. DECLARATION OF INTERESTS

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

123. PUBLIC QUESTION TIME

- (1) Ms S. Matthews of Kings Causeway, Brierfield asked if action could be taken with regard to work of an industrial scale being carried out at 308 Kings Causeway, which was having a negative impact on neighbouring residents. She reported that wagonloads of tree trunks had been delivered to the property, which had then been broken down with a chainsaw and industrial log splitter, creating problems with noise and fumes. The volume of wood and the fact that, on occasions, the logs had been removed from the property implied that a business was being operated from the premises. However, there still remained a large number of logs on site, stored in the garden and in makeshift sheds. A number of photographs were circulated which showed the extent of the problem.

Ms Matthews advised that planning permission to alter the garden/change in ground levels had been granted in January, 2013, but that this work had not been carried out.

Ms Hardman, also of Kings Causeway echoed the concerns of Ms Matthews. They asked if action could be taken to restore the land to a domestic garden (i.e. lawned and/or landscaped as per the planning permission).

The Principal Development Management Officer advised that there had been an enforcement case at this address. The Council had been aware of the landscaping issues, however, there had been no evidence of a business being run from the premises and the case had been closed.

The Committee agreed to ask that the Planning, Building Control and Licensing Services Manager re-open the case and the reports of noise nuisance be referred to the Housing, Health and Economic Development Services Manager.

- (2) Mr S. Anderson of Rothesay Road, Brierfield referred to his attendance at the last meeting of the Committee and his concern with anti-social behaviour from youths congregating on Rothesay Road/Roseland Avenue, Brierfield. He reported that the issue was still ongoing, with garages, sheds and greenhouses having been broken into.

He also expressed concern at the number of derelict shops in Brierfield.

The Chairman advised Mr Anderson that, following the last meeting, his concerns about anti-social behaviour had been raised with the Council's Anti-Social Behaviour Co-ordinator and the Police Community Support Officers (PCSOs) who had been monitoring the area. As the problem had continued, the Committee agreed to raise the issue again. In addition a request would be made for the Taylor Street play area in Brierfield to be monitored following similar incidents of anti-social behaviour, resulting in damage to the barrier, which was now in need of repair.

124. MINUTES

RESOLVED

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

125. PROGRESS REPORT

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

It was reported that the land on Burnley Road, Brierfield had now been tidied and it was understood that it had recently been sold.

126. 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.

It was noted that the police had been unable to send a representative to the meeting and agreed that Inspector Goodall be asked to meet with the Chairman prior to the next meeting.

127. 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 –

13/15/0600P Full: Major: Conversion and change of use of buildings to sports facilities (Use class D2), change cladding to outbuildings with landscaping, car parking, infrastructure and associated works at Brierfield Mills, Glen Way, Brierfield for Pearl Brierfield Mill Limited

The Planning, Building Control and Licensing Services Manager submitted an update report which provided reference numbers for amended plans under consideration. A response was still awaited from the Lead Local Flood Authority and Lancashire County Council (LCC) Highways regarding outstanding drainage issues. The Committee was therefore recommended to delegate the decision to the Planning, Building Control and Licensing Services Manager to grant consent upon receipt of an acceptable response from the Lead Local Flood Authority and LCC Highways, subject to any further appropriate conditions.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be **delegated authority to grant consent** upon receipt of an acceptable response from the Lead Local Flood Authority and Lancashire County Council (LCC) Highways, subject to the following and any further appropriate 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:

10813_L20 PO1, 10813.L034B PO4, A1118-LIB-B1-A1 20-ZZ-LL-E2-001 P, A1118-LIB-B1-A1 99-ZZ-LL-E2-001 P2, A1118-LIB-B1-A1 99-ZZ-LL-E2-002 P2, A1118-LIB-B1-A1 99-ZZ-LL-E2-003 P1, A1118-LIB-B1-A1 99-ZZ-LL-E2-0074 P3, A1118-LIB-B1-A1 99-ZZ-LL-P2-001 P1, A1118-LIB-B1-A1 99-ZZ-02-P2-001 P2, A1118-LIB-B1-A1 99-ZZ-RO-P2-001 P2, A1118-LIB-B1-A1 99-Z1-00-P2-002 P1, A1118-LIB-B1-A1 99-ZZ-01-P2-002 P3, A1118-LIB-B1-A1 99-ZZ-02-P2-002 P3, A1118-LIB-B1-A1 99-ZZ-02-P2-002 P1, A1118-LIB-B1-A1 99-ZZ-03-P2-001 P1, A1118-LIB-B1-A1 99-ZZ-RO-P2-002 P2, A1118-LIB-B1-A1 00-Z1-00-P2-001 P1, A1118-LIB-B1-A1 00-Z1-01-P2-001 P1, A1118-LIB-B1-A1 00-Z1-02-P2-001 P2, A1118-LIB-B1-A1 00-Z2-01-P2-001 P2, A1118-LIB-B1-A1 00-Z2-02-P2-001 P2, A1118-LIB-B1-A1 00-ZZ-LL-E2-001 P2, A1118-LIB-B1-A1 00-ZZ-LL-E2-002 P3, 10813.L101 PO3, 10813_L22 PO1, 10813_L12 PO4 & 10813_L18 PO2.

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

3. No development shall take place unless and until a full scheme for survey work to identify the presence of bats has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the proposed timing and methodology to be used to

identify for the presence of bats and bat roosts as well as a phasing programme of work to ensure that bats are not disturbed during development. The findings of that survey alongside any proposed mitigation shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be undertaken in strict accordance with the approved scheme.

Reason: In order to ensure that the development does not detrimentally impact on a protected species.

4. The change of use hereby approved shall not be opened to customers unless and until the car park shown on approved drawing 10813_L12 has been provided, surfaced and marked out in its entirety and is available for use by the staff and customers at all times when any part of the facility is open.

Reason: In order to ensure that the development is served by an adequate level of car parking to prevent on street parking that would be inimical to highway safety.

5. No development hereby permitted shall commence on site unless and until a full drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the foul and surface water disposal systems and the capacity of those systems. The leisure facility shall not be opened to customers unless and until the drainage has been installed in its entirety in accordance with the approved scheme.

Reason: In order that the site is served by an adequate surface and foul effluent disposal system.

6. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-

a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

b) A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the

agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Advisory Notes:

- (i) Where land identified as having the potential to be contaminated is undergoing redevelopment, a copy of the leaflet entitled 'Information for Developers on the investigation and remediation of potentially contaminated sites' will be available to applicants/developers from the Council's Contaminated Land Officer. The leaflet will be sent to the developer by request.
- (ii) Three copies of all contaminated land reports should be sent to the Local Planning Authority.
- (iii) This condition is required to be fully complied with before development is commenced. Failure to comply with the condition prior to commencement of work may result in legal action being taken.

Reason: In order to protect the health of the occupants of the new development and/or in order to prevent contamination of the controlled waters.

7. The development hereby permitted shall not be open to customers unless and 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.

8. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

9. Prior to the first use of the building hereby approved cycling facilities shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority

Reason: In order to ensure that the site is serviced by adequate transport infrastructure.

10. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-
- The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials used in the construction of the development;
 - Storage of such plant and materials;
 - Wheel washing facilities;
 - Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - Routes to be used by vehicles carrying plant and materials to and from the site;
 - Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

Reason: To maintain the construction of Glen Way, Hollin Bank and Function Road in the interest of highway safety.

11. The entrance doors into the building shall be self-closing with seals.

Reason: To minimise emission of noise to the neighbouring area.

12. Any fumes, vapours and odours from cooking shall be extracted and discharged from the premises in accordance with a scheme (which shall incorporate grease and carbon filters and discharge at roof ridge level) to be submitted to and approved in writing by the Local Planning Authority before the use is commenced. The approved scheme shall be fully implemented before the permitted use is first commenced and shall be maintained in efficient working order thereafter

Reason: To ensure that odours do not affect neighbouring land uses.

13. Prior to their installation samples of the materials to be used externally on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The materials used thereafter shall strictly comply with the approved materials.

Reason: In order that the Local Planning Authority can control the external appearance of the development in the interests of the visual amenity of the area.

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. Subject to acceptable bat surveys and appropriate conditions the proposed development therefore complies with the development plan. This proposal would assist in bringing a vacant listed building back into appropriate uses. There is a positive

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

13/15/0601P Listed Building Consent: External alterations to mill building, demolition of bridge link and repairs to main shed roof at Brierfield Mills, Glen Way, Brierfield for Pearl Brierfield Mill Limited

The Planning, Building Control and Licensing Services Manager submitted an update report which provided reference numbers for amended plans under consideration.

RESOLVED

That listed building consent be **granted** subject to the following conditions –

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

10813_L20 PO1, 10813.L034B PO4, A1118-LIB-B1-A1 20-ZZ-LL-E2-001 P, A1118-LIB-B1-A1 99-ZZ-LL-E2-001 P2, A1118-LIB-B1-A1 99-ZZ-LL-E2-002 P2, A1118-LIB-B1-A1 99-ZZ-LL-E2-003 P1, A1118-LIB-B1-A1 99-ZZ-LL-E2-0074 P3, A1118-LIB-B1-A1 99-ZZ-LL-P2-001 P1, A1118-LIB-B1-A1 99-ZZ-02-P2-001 P2, A1118-LIB-B1-A1 99-ZZ-RO-P2-001 P2, A1118-LIB-B1-A1 99-Z1-00-P2-002 P1, A1118-LIB-B1-A1 99-ZZ-01-P2-002 P3, A1118-LIB-B1-A1 99-ZZ-02-P2-002 P3, A1118-LIB-B1-A1 99-ZZ-02-P2-002 P1, A1118-LIB-B1-A1 99-ZZ-03-P2-001 P1, A1118-LIB-B1-A1 99-ZZ-RO-P2-002 P2, A1118-LIB-B1-A1 00-Z1-00-P2-001 P1, A1118-LIB-B1-A1 00-Z1-01-P2-001 P1, A1118-LIB-B1-A1 00-Z1-02-P2-001 P2, A1118-LIB-B1-A1 00-Z2-01-P2-001 P2, A1118-LIB-B1-A1 00-Z2-02-P2-001 P2, A1118-LIB-B1-A1 00-ZZ-LL-E2-001 P2, A1118-LIB-B1-A1 00-ZZ-LL-E2-002 P3, 10813.L101 PO3, 10813_L22 PO1, 10813_L12 PO4 & 10813_L18 PO2.

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

3. Prior to the installation of any boundary fencing details of the proposed fencing shall be submitted to and approved in writing by the Local Planning Authority. The fencing thereafter installed shall comply strictly with the approved details.

Reason: in order that demolition of part of the designated heritage asset is not carried out without the complimentary development its demolition would facilitate.

4. No work on the repair of any stonework, formation of new openings, stone cleaning or re pointing shall take place unless and until a full schedule of the extent of the work and a method statement detailing how the work will be undertaken and what material will be used

has been submitted to and approved in writing by the Local Planning Authority. Any work thereafter shall be undertaken in strict accordance with the approved details.

Reason: The details are required in order to protect and preserve the character and fabric of the listed building.

5. No work on the demolition of the bridge link shall take place unless and until full details of the design and use of materials, including salvaged materials, has been submitted to and approved in writing by the Local Planning Authority. Any work thereafter undertaken shall be carried out in strict accordance with the approved details.

Reason: The details are required in order to protect and preserve the character and fabric of the listed building.

6. Prior to the commencement of any work to the windows and doors on any part of the mill a full schedule of the work to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate a full itemised and numbered schedule of the windows involved, drawings of the design of each window, including materials and colour at a scale of not less than 1:20. All work to the windows shall thereafter strictly conform to the details so approved.

Reason: The details are required in order to protect and preserve the character and fabric of the listed building.

7. Prior to the demolition of the bridge link hereby approved details of the proposed method of re-instatement of the scars that would be left shall be submitted to and approved in writing by the Local Planning Authority. The demolition of any part of the building shall immediately be followed by the re-instatement of the scars in accordance with the approved details.

Reason: In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

8. No work on site shall be commenced unless and until a full scheme for the hard and soft landscaping of the site, including details of the repair and re-instatement of stone boundary walls, railings, street furniture, signage and any proposed public art shall have been submitted to and approved in writing by the Local Planning Authority. Any work subsequently undertaken shall conform strictly to the details so approved.

Reason: In order to allow an assessment of the work in order to protect and preserve the character and historic fabric of the listed building.

9. Prior to the recladding of the modern extensions to the building, the installation of canopies and the erection of the new entrance details of the materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. The materials used thereafter shall strictly conform to the approved details.

Reason: In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

REASON

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the mill complex and as such there is no reason to refuse consent.

13/15/0603P Full: Major: Conversion and change of use of buildings to office, training/education facility, micro-brewery with retail, bar, restaurant, café, managed office space (Use classes A1, A2, A3, A4, A5, B1 and B2), car parking and associated landscaping, infrastructure and associated works and demolition of pub, garage/car sales to form car parking and landscaping at Brierfield Mills, Glen Way, Brierfield for Pearl Brierfield Mill Limited

The Planning, Building Control and Licensing Services Manager submitted an update report which provided reference numbers for amended plans under consideration. A response was still awaited from the Lead Local Flood Authority and Lancashire County Council (LCC) Highways regarding outstanding drainage issues. The Committee was therefore recommended to delegate the decision to the Planning, Building Control and Licensing Services Manager to grant consent upon receipt of an acceptable response from the Lead Local Flood Authority and LCC Highways, subject to any further appropriate conditions.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be delegated authority to **grant consent** upon receipt of an acceptable response from the Lead Local Flood Authority and Lancashire County Council (LCC) Highways, subject to the following and any further appropriate 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:

10813.L01 P01, 10813.L04 P01, 10813_L11 P01, 10813_L17 P01, 10813_L19 P01, 10813_L21 P01, 10813_L102 P01, 10813_L19 P01, 10813_L21 P01, 10813.L04 P03, 10813_L11 P03, 10813_L11 P01, 10813_L17 P01, 10813_L104 P01, A1118-LIB-B2-A1 00-Z1-00-P2-001 P2, A1118-LIB-B2-A1 00-Z1-01-P2-001 P2, A1118-LIB-B2-A1 00Z1-02-P2-001 P2, A1118-LIB-B2-A1 00-Z2-01-P2-001 P1, A1118-LIB-B2-A1 00-Z2-02-P2-001 P2, A1118-LIB-B2-A1 00-Z3-02-P2-001 P1, A1118-LIB-B2-A1 00-Z3-03-P2-001 P2, A1118-LIB-B2-A1 00-Z3-04-P2-001 P1, A1118-LIB-B2-A1 00-ZZ-LL-E2-001 P2, A1118-LIB-B2-A1 00-ZZ-LL-E2-002 P2, A1118-LIB-B2-A1 99-Z1-00-P2-001 P1, A1118-LIB-B2-A1 99-Z1-00-P2-002 P1, A1118-LIB-B2-A1 99-ZZ-01-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-01-P2-002 P3, A1118-LIB-B2-A1 99-ZZ-02-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-02-P2-002 P3, A1118-LIB-B2-A1 99-ZZ-03-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-03-P2-002 P1, A1118-LIB-B2-A1 99-ZZ-04-P2-

001 P1, A1118-LIB-B2-A1 99-ZZ-04-P2-002 P1, A1118-LIB-B2-A1 99-ZZ-LL-E2-001 P3, A1118-LIB-B2-A1 99-ZZ-LL-E2-002 P1, A1118-LIB-B2-A1 99-ZZ-R0-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-R0-P2-002 P2, A1118-LIB-B2-A1 99-ZZ-LL-E2-003 P3, A1118-LIB-B2-A1 99-ZZ-LL-E2-004 P2, A1118-LIB-B2-A1 00-ZZ-02-P2-001 P2, E0459D/1 & E0459D/1A.

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

3. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-
- a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and
 - b) A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Advisory Notes:

- (i) Where land identified as having the potential to be contaminated is undergoing redevelopment, a copy of the leaflet entitled 'Information for Developers on the investigation and remediation of potentially contaminated sites' will be available to applicants/developers from the Council's Contaminated Land Officer. The leaflet will be sent to the developer by request.
- (ii) Three copies of all contaminated land reports should be sent to the Local Planning Authority.
- (iii) This condition is required to be fully complied with before development is commenced. Failure to comply with the condition prior to commencement of work may result in legal action being taken.

Reason: In order to protect the health of the occupants of the new development and/or in order to prevent contamination of the controlled waters.

4. Prior to the commencement of development, a scheme for the construction of the off-site works of highway improvement shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of the development (or phase) hereby approved shall be occupied until the approved scheme has been constructed and completed in accordance with the details agreed.

Reason: To satisfy the Local Planning Authority that details of the highway scheme/works are acceptable before work commences.

5. The proposed development shall not be brought into use unless and until the car parking shown on the approved plan for these uses 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 and turning areas shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In the interest of amenity.

6. A minimum of twenty cycle racks with appropriate signage shall be provided within the site prior to the proposed development being first brought into use, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce dependence on car-borne travel.

7. No development shall commence until a Framework Travel Plan has been submitted to, and approved in writing by the Local Planning Authority. The provisions of the Framework Travel Plan shall be implemented and operated in accordance with the timescale contained therein unless otherwise agreed in writing with the Local Planning Authority. The Framework Travel Plan must include a schedule for the submission of a Full Travel Plan within a suitable timeframe of first occupation, the development being brought into use or other identifiable stage of development. Where the Local Planning Authority agrees a timetable for implementation of a Framework or Full Travel Plan, the elements are to be implemented in accordance with the approved timetable unless otherwise agreed in writing with the Local Planning Authority. All elements shall continue to be implemented at all times thereafter for as long as any part of the development is occupied or used for a minimum of at least 5 years.

Reason: To ensure that the development provides sustainable transport options.

8. No part of the development shall be commenced unless and until a Construction Code-of-Practice has been submitted to and approved in writing by the Local Planning Authority. The code shall include details of the measures envisaged during construction to manage and mitigate the main environmental effects of the relevant phase of the development. The submitted details shall include within its scope but not be limited to:

- a) A programme of works including phasing, hours of operation and measures for the control of traffic to and from the site, and within the site, during construction.
- b) The areas and methods of loading and unloading of plant and materials.
- c) The areas for the storage of plant and materials.
- d) Details of wheel-washing facilities including location
- e) Measures related to construction and demolition waste management
- f) Measures to ensure that vehicle access of adjoining access points are not impeded.

- g) Demolition Management Plan/Programme
- h) Location and details of site compounds
- i) Parking area(s) for construction traffic and personnel
- j) Routeing of construction vehicles

The Construction Code-of-Practice should be compiled in a coherent and integrated document and should be accessible to the site manager(s), all contractors and sub-contractors working on site. As a single point of reference for site environment management, the CCP should incorporate all agreed method statements, such as the Site Waste Management Plan and Demolition Method Statement. All works agreed as part of the plan shall be implemented during an agreed timescale and where appropriate maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate measures are in place to protect the environment during the construction phase(s).

9. 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.

10. Prior to the first use of the development hereby permitted, a foul and 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 and implemented in its entirety.

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. This condition is imposed in light of policies within the NPPF and NPPG.

11. 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.

12. No development shall take place unless and until a full scheme for survey work to identify the presence of bats has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the proposed timing and methodology to be used to identify for the presence of bats and bat roosts as well as a phasing programme of work to ensure that bats are not disturbed during development. The findings of that survey alongside any proposed mitigation shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be undertaken in strict accordance with the approved scheme.

Reason: In order to ensure that the proposed development does not detrimentally impact on a protected species.

13. Detailed plans and sections of the proposed windows and doors at a scale not less than 1:20, together with details of proposed finishes, shall be submitted to and approved in writing by the Local Planning Authority within one week of the first works on site. The development shall thereafter at all times be carried out in strict accordance with the approved plans.

Reason: To enable the Local Planning Authority to control the detail of the work and in order to protect and preserve the character of the Listed Building.

14. The external facing and roofing materials shall match those of the existing building in terms of type, size, form, texture and colour and there shall be no variation without the prior consent of the Local Planning Authority.

Reason: In order to ensure that new material matches the existing.

15. No demolition shall take place unless and until a contract for the redevelopment of the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that a commitment to implement the scheme has been agreed prior to any demolition taking place.

16. Prior to the commencement of any stonework repairs on any part of the mill a full schedule and methodology of the work to be undertaken shall be submitted to and approved in writing

by the Local Planning Authority. This shall incorporate replacements and alterations, new openings, reinstatement of demolition scars, areas for rendering, stone cleaning and repointing as well as samples of new stone, repointing and render. All works shall thereafter strictly conform to the details so approved.

Reason: In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

17. No development shall commence unless and until details of the schedule for rainwater goods has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include repairs to existing, new gutters and downpipes in cast iron to replace plastic, materials, colours and finishes. All works shall thereafter strictly conform to the details so approved.

Reason: To control work details in terms of materials used so as to protect and preserve the character of the Listed Building.

18. No development shall commence unless and until details of the schedule for repair and replacement of the north light roof and yarn preparation block pitched roof have been submitted to and approved in writing by the Local Planning Authority. The schedule shall include a method statement and full specification. All works shall thereafter strictly conform to the details so approved.

Reason: The details are required in order to protect and preserve the character and fabric of the listed building.

19. Prior to the commencement of any works to the windows and external doors on any part of the mill a full schedule of the work to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate a full itemised and numbered schedule of the windows involved, drawings of the design of each window and door, including materials and colour at a scale of not less than 1:20. All work to the windows shall thereafter strictly conform to the details so approved.

Reason: The details are required in order to protect and preserve the character and fabric of the listed building.

20. No development shall commence unless and until details have been submitted and approved in writing by the Local Planning Authority. Details of the:

- * detailed design for the new entrance to Pendle Road, including steps and balustrade;
- * detailed design for the car park ramped entrance;
- * schedule of positions, materials and finishes for all additions to external facades and roofs, to include plant and flues, ventilation openings and louvres, pipework, ducts, service runs, lighting, signage and public art;
- * a scheme for the retention of original doorway surround and attached masonry walls in the northern part of the office block;
- * a scheme for the agreed interpretation of the history of the building and display of artefacts particularly in public area.

The works shall thereafter be carried out in strict accordance with the approved details.

Reason: The details are required in order to protect and preserve the character and fabric of the listed building.

- 21.** Work on the site shall not be commenced unless and until a full scheme for the hard and soft landscaping of the site including details of the repair and re-instatement of stone boundary walls, railings and street furniture, signage and any proposed public art has been submitted to and approved in writing by the Local Planning Authority. Any work subsequently undertaken shall conform strictly to the details so approved.

Reason: In order to allow an assessment of the work to protect and preserve the character and historic fabric of the listed building.

- 22.** Prior to the first use of the development by customers a car parking management scheme and details of traffic control on the site shall have been submitted to and approved in writing by the Local Planning Authority. No customer shall use the micro brewery, visitors centre, office spaces, adult education or restaurant unless and until the measures so approved have been implemented in full and they shall be thereafter maintained unless and until alternative arrangements are agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory car parking management strategy and customer access control arrangements are implemented for the development.

Note:

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Protecting the public and the environment in mining areas

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com If any coal mining features are unexpectedly encountered during development, these should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/coalauthority.

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. Subject to acceptable bat surveys and appropriate conditions the proposed development therefore complies with the development plan. This proposal would assist in bringing a vacant listed building back into appropriate uses. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

13/15/0604P Listed Building Consent: Demolish gatehouse and balustrade, install gates to entrance, repair and replace stone surrounds and cills where necessary, replace windows and external doors and internal walls and doors at Brierfield Mills, Glen Way, Brierfield for Pearl Brierfield Mill Limited

The Planning, Building Control and Licensing Services Manager submitted an update report which provided reference numbers for amended plans under consideration.

RESOLVED

That listed building consent be **granted** subject to the following conditions –

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

10813.L01 P01, 10813.L04 P01, 10813_L11 P01, 10813_L17 P01, 10813_L19 P01, 10813_L21 P01, 10813_L102 P01, 10813_L19 P01, 10813_L21 P01, 10813.L04 P03, 10813_L11 P03, 10813_L11 P01, 10813_L17 P01, 10813_L104 P01, A1118-LIB-B2-A1 00-Z1-00-P2-001 P2, A1118-LIB-B2-A1 00-Z1-01-P2-001 P2, A1118-LIB-B2-A1 00Z1-02-P2-001 P2, A1118-LIB-B2-A1 00-Z2-01-P2-001 P1, A1118-LIB-B2-A1 00-Z2-02-P2-001 P2, A1118-LIB-B2-A1 00-Z3-02-P2-001 P1, A1118-LIB-B2-A1 00-Z3-03-P2-001 P2, A1118-LIB-B2-A1 00-Z3-04-P2-001 P1, A1118-LIB-B2-A1 00-ZZ-LL-E2-001 P2, A1118-LIB-B2-A1 00-ZZ-LL-E2-002 P2, A1118-LIB-B2-A1 99-Z1-00-P2-001 P1, A1118-LIB-B2-A1 99-Z1-00-P2-002 P1, A1118-LIB-B2-A1 99-ZZ-01-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-01-P2-002 P3, A1118-LIB-B2-A1 99-ZZ-02-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-02-P2-002 P3, A1118-LIB-B2-A1 99-ZZ-03-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-03-P2-002 P1, A1118-LIB-B2-A1 99-ZZ-04-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-04-P2-002 P1, A1118-LIB-B2-A1 99-ZZ-LL-E2-001 P3, A1118-LIB-B2-A1 99-ZZ-LL-E2-002 P1, A1118-LIB-B2-A1 99-ZZ-R0-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-R0-P2-002 P2, A1118-LIB-B2-A1 99-ZZ-LL-E2-003 P3, A1118-LIB-B2-A1 99-ZZ-LL-E2-004 P2, A1118-LIB-B2-A1 00-Z2-02-P2-001 P2, E0459D/1 & E0459D/1A.

Reason: For the avoidance of doubt

3. Prior to the commencement of any stonework repairs on any part of the mill a full schedule and methodology of the work to be undertaken shall be submitted to and approved in writing

by the Local Planning Authority. This shall incorporate replacements and alterations, new openings, reinstatement of demolition scars, areas for rendering, stone cleaning and repointing as well as samples of new stone, repointing and render. All works shall thereafter strictly conform to the details so approved.

Reason: In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

4. Prior to the demolition of any part of the building hereby approved details of the proposed method of treatment of the scars shall be submitted to and approved in writing by the Local Planning Authority. The demolition of any part of the building shall be immediately followed by the re-instatement in accordance with the approved details.

Reason: In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

5. Prior to the commencement of any works to the windows and external doors on any part of the mill a full schedule of the work to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate a full itemised and numbered schedule of the windows involved, drawings of the design of each window and door, including materials and colour at a scale of not less than 1:20. All work to the windows shall thereafter strictly conform to the details so approved.

Reason: The details are required in order to protect and preserve the character and fabric of the listed building.

6. No development shall commence unless and until details of the schedule for rainwater goods has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include repairs to existing, new gutters and downpipes in cast iron to replace plastic, materials, colours and finishes. All works shall thereafter strictly conform to the details so approved.

Reason: To control work details in terms of materials used so as to protect and preserve the character of the Listed Building.

7. No development shall commence unless and until details of the schedule for repair and replacement of the north light roof and yarn preparation block pitched roof has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include a method statement and full specification. All works shall thereafter strictly conform to the details so approved.

Reason: The details are required in order to protect and preserve the character and fabric of the listed building.

8. No development shall commence unless and until details have been submitted and approved in writing by the Local Planning Authority. Details of the:

- * detailed design for the new entrance to Pendle Road, including steps and balustrade;
- * detailed design for the car park ramped entrance;
- * schedule of positions, materials and finishes for all additions to external facades and roofs,

to include plant and flues, ventilation openings and louvres, pipework, ducts, service runs, lighting, signage and public art;

* a scheme for the retention of original doorway surround and attached masonry walls in the northern part of the office block;

* a scheme for the agreed interpretation of the history of the building and display of artifacts particularly in public area.

The works shall thereafter be carried out in strict accordance with the approved details.

Reason: To enable the Local Planning Authority to control the details so as to protect the character of the Listed Building.

9. No work on the site shall be commenced unless and until a full scheme for the hard and soft landscaping of the site including details of the repair and re-instatement of stone boundary walls, railings and street furniture, signage and any proposed public art has been submitted to and approved in writing by the Local Planning Authority. Any work subsequently undertaken shall conform strictly to the details so approved.

Reason: In order to allow an assessment of the work to protect and preserve the character and historic fabric of the listed building.

REASON

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the mill complex and as such there is no reason to refuse consent.

(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.

128. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

129. CAPITAL PROGRAMME 2015/16

The Neighbourhood Services Manager reported that the current balance for the Committee's capital programme for 2015/16 was £18,431.

Members presented a proposal for the use of this budget as follows –

Item	Allocation (£)
Speed indicator devices (1 for Reedley and 1 for Brierfield). Already allocated £2,500	3,500
Dog and Grit bins	500
Highways (unadopted and adopted)	9,000
Footpath	1,200
Lighting	3,000
Jinnah CC (£350), Volleyball (£350) and Pendle Tigers (£300)	1,000
Total	18,200

RESOLVED

- (1) That the budget proposals as presented above be agreed in principle, subject to receipt of appropriate capital programme bid forms.
- (2) That the Chairman be delegated authority to agree the details and locations of the dog and grit bins; highway works; footpath works; and lighting in consultation with appropriate officers of the Council.
- (3) That arrangements be made for the Chairman and Councillor R. Allen to meet with officers of Lancashire County Council to discuss the potential locations for two speed indicator devices in the Brierfield and Reedley area.

REASON

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

130. PROPOSED INTRODUCTION OF A SPEED INDICATOR DEVICE

The Neighbourhood Services Manager submitted a report which informed Members of the latest information with regard to the introduction of traffic calming initiatives. Lancashire County Council (LCC) had suggested a vehicle activated sign (VAS) highlighting the crossroads on the north-bound approach to the Colne Road/Reedley Road junction, at a cost of £3,000. Subject to the allocation of £2,500 from this Committee's capital programme still being available, LCC Highways had provisionally agreed to fund the installation and future maintenance of the interactive signage.

A further update would be provided to this Committee once LCC funding had been confirmed.

RESOLVED

That, as referred to at minute 129, a meeting be arranged with officers of Lancashire County Council to discuss the potential locations for two speed indicator devices/vehicle activated signs in the Brierfield and Reedley area.

REASON

In the interests of highway safety.

131. TRAFFIC LIAISON MINUTES

The minutes of the traffic liaison meeting held on 21st January, 2016 were submitted for information.

**132. CLITHEROE ROAD/GLEN WAY, BRIERFIELD
COMPULSORY PURCHASE ORDER (CPO) 2016**

The Housing, Health and Economic Development Services Manager submitted a report for Members to consider requesting that the Executive pass a resolution that would allow the Council to promote a compulsory purchase order to acquire land at Clitheroe Road/Glen Way, Brierfield to enable comprehensive regeneration of Brierfield Mills (Northlight) to take place.

RESOLVED

That the Executive be recommended to –

- (1) Make THE BOROUGH OF PENDLE (CLITHEROE ROAD/GLEN WAY, BRIERFIELD) COMPULSORY PURCHASE ORDER 2016 under Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended by section 99 of the Planning and Compulsory Purchase Act 2004 and the Acquisition of Land Act 1981 (as amended)) for the acquisition of all interests in land and premises described in this report and on the site shown edged red on the Map in Appendix 1 to this report, for the purpose of securing the development, redevelopment and improvement of the Brierfield Mills complex through a heritage based mixed use scheme, in the expectation that such action will improve the social, economic and environmental wellbeing of the area.
- (2) Authorise appropriate officers of the Council to take any necessary steps to prepare the documentation required to make The Borough of Pendle (Clitheroe Road/Glen Way, Brierfield) Compulsory Purchase Order 2016 under Section 226(1) (a) of the Town and Country Planning Act 1990 (as amended by section 99 of the Planning and Compulsory Purchase Act 2004 and the Acquisition of Land Act 1981 (as amended)).
- (3) Authorise officers of the Council to take any such steps as may be required to promote, with a view to securing the confirmation and subsequent implementation of the above aforementioned Order. Such steps are to include but not be exclusive to the following:-
 - Affixing the Common Seal of the Council to the Compulsory Purchase Order and Map
 - the issue and service of all statutory notices
 - the submission of all necessary documentation to the Secretary of State for Communities and Local Government in seeking to obtain confirmation of the Orders
 - continuing negotiations and approving agreements with land owners setting out the terms for the acquisition of their interests, as if a confirmed Compulsory Purchase Order had been in place
 - agreeing in advance the withdrawal of objections to the Compulsory Purchase Order (where appropriate)

- assisting with relocation and re-settlement of the existing businesses that wish to relocate
- the presentation of the Council's case at any public inquiry or through written representations if this is appropriate
- representation of the Council's case at Parliament should Special Parliamentary Procedure be invoked as part of the confirmation process
- to make and affix the Common Seal of the Council to a General Vesting Declaration in respect of any part of the Order Land and to issue and serve any statutory notices relating thereto
- representation of the Council's case on compensation matters connected with this Compulsory Purchase Order to the Upper Tribunal (Lands Chamber)
- making the appropriate application(s) to the Secretary of State for orders under section 247 or otherwise progress orders under section 257 of the Town and Country Planning Act 1990 for stopping up of the highways shown cross hatched on the Map in Appendix 3 of this Report and known as:
 - Adopted Highway known as Pendle Road from its junction with Glen Way to its junction with Dale Street
 - Adopted Highway known as Thomas Street from its junction with Pendle Street to its junction with Clitheroe Road
 - Unadopted Highway known as Exton Street from Pendle Street to its junction with Clitheroe Road

REASON

In order to facilitate the comprehensive regeneration of the Brierfield Mills site for the provision of a heritage based mixed use scheme and to allow officers to take all necessary steps to promote and seek confirmation of the compulsory purchase order and any orders necessary to secure the required highway closures.

133. GLEN WAY, BRIERFIELD COMPULSORY PURCHASE ORDER (CPO) 2016

The Housing, Health and Economic Development Services Manager submitted a report for Members to consider requesting that the Executive pass a resolution that would allow the Council to promote a compulsory purchase order to acquire land at Glen Way, Brierfield to enable comprehensive regeneration of Brierfield Mills (Northlight) to take place.

RESOLVED

That the Executive be recommended to –

- (1) Make THE BOROUGH OF PENDLE (GLEN WAY, BRIERFIELD) COMPULSORY PURCHASE ORDER 2016 under Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended by section 99 of the Planning and Compulsory Purchase Act 2004 and the Acquisition of Land Act 1981 (as amended)) for the acquisition of all interests in land and premises described in this report and on the site shown edged red on the Map in Appendix 1 to this report, for the purpose of securing the development, redevelopment and improvement of the Brierfield Mills complex through a heritage based mixed use scheme, in the expectation that such action will improve the social, economic and environmental wellbeing of the area.

- (2) Authorise appropriate officers of the Council to take any necessary steps to prepare the documentation required to make The Borough of Pendle (Glen Way, Brierfield) Compulsory Purchase Order 2016 under Section 226(1) (a) of the Town and Country Planning Act 1990 (as amended by section 99 of the Planning and Compulsory Purchase Act 2004 and the Acquisition of Land Act 1981 (as amended)).
- (3) Authorise officers of the Council to take any such steps as may be required to promote with a view to securing the confirmation and subsequent implementation of the above aforementioned Order. Such steps are to include but not be exclusive to the following:-
- Affixing the Common Seal of the Council to the Compulsory Purchase Order and Map
 - the issue and service of all statutory notices
 - the submission of all necessary documentation to the Secretary of State for Communities and Local Government in seeking to obtain confirmation of the Orders
 - continuing negotiations and approving agreements with land owners setting out the terms for the acquisition of their interests, as if a confirmed Compulsory Purchase Order had been in place
 - agreeing in advance the withdrawal of objections to the Compulsory Purchase Order (where appropriate)
 - assisting with relocation and re-settlement of the existing businesses that wish to relocate
 - the presentation of the Council's case at any public inquiry or through written representations if this is appropriate
 - representation of the Council's case at Parliament should Special Parliamentary Procedure be invoked as part of the confirmation process
 - to make and affix the Common Seal of the Council to a General Vesting Declaration in respect of any part of the Order Land and to issue and serve any statutory notices relating thereto
 - representation of the Council's case on compensation matters connected with this Compulsory Purchase Order to the Upper Tribunal (Lands Chamber)

REASON

In order to facilitate the comprehensive regeneration of the Brierfield Mills site for the provision of a heritage based mixed use scheme and to allow officers to take all necessary steps to promote and seek confirmation of the compulsory purchase order.

134. BRIERFIELD AND REEDLEY: A 10-YEAR VISION

The Housing, Health and Economic Development Services Manager submitted a report on a 10-year vision document for Brierfield and Reedley. The draft document, which was submitted as appendix A to the report, set out a framework for place shaping and physically regenerating the area over the next decade, based around five key priorities.

The Committee discussed the content of the document and recommended a number of additions/amendments.

RESOLVED

- (1) That, subject to the agreed amendments, the Executive be requested to endorse and approve the draft text for the 'Brierfield and Reedley: A 10-Year Vision' document as shown at appendix A to the report.
- (2) That the Housing, Health and Economic Development Services Manager be authorised to agree the illustrated version of the Strategy and the Summary.

REASON

To agree a 10-year vision and strategy to drive forward the future physical regeneration and economic growth of Brierfield and Reedley and to support future funding bids.

135. LAND AT RICHARD STREET, BRIERFIELD – LAND IN PRIVATE OWNERSHIP

The Democratic and Legal Manager submitted a report which provided an update on the situation with the land in private ownership (marked 'B' on the plan attached to the report) at Richard Street, Brierfield. It was confirmed that the land was now in the ownership of the Duchy of Lancaster, who had expressed an interest in selling the land.

RESOLVED

- (1) That Liberata Property Services be asked to provide their opinion of the open market value of the land marked "B" on the plan attached to the report as soon as possible;
- (2) That the solicitors acting for the Duchy be asked whether they would consider granting a lease of the land and, if so, upon what terms;
- (3) That a further report containing the valuation referred to above be submitted to the next meeting of this Committee.

REASON

To enable a decision to be made on whether the land can be purchased from its current owners.

136. PROBLEM BUILDINGS

The Planning, Building Control and Licensing Services Manager reported that there were no recorded problem sites in Brierfield and Reedley.

Members were advised that, if they were aware of any site that should be considered for possible inclusion on the problem sites report, a short report on the nature and extent of the problem would be prepared for a future meeting of this Committee. It would then be for the Committee to determine whether or not to include it within the problem sites report.

137. BRIERFIELD HEALTH CENTRE

Prior to the meeting of this Committee, a meeting had been held with a representative of East Lancashire Clinical Commissioning Group to discuss concerns regarding the East Lancashire Medical Services (ELMS) Federated Practice based at Brierfield Health Centre.

An update would be provided to a future meeting.

138. MISCELLANEOUS PIECES OF LAND

The Neighbourhood Services Manager submitted a list of miscellaneous pieces of land in Brierfield and Reedley that had previously been considered by the Transfer of Services and Facilities to Town and Parish Councils Committee, for possible transfer to the town and parish councils. Members were asked to make any comments on any of the sites prior to the town and parish councils being asked whether they would wish for any to be transferred to them.

RESOLVED

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

REASON

To allow for further consideration.

CHAIRMAN _____