

**MINUTES OF A MEETING OF  
THE WEST CRAVEN COMMITTEE  
HELD AT THE  
RAINHALL CENTRE, BARNOLDSWICK  
ON 5<sup>TH</sup> JULY 2016**

*PRESENT –*

*The Worship the Mayor (Councillor R. E. Carroll)  
Councillor M. S. Goulthorp – Chairman (In the Chair)*

**Councillors**

*M. Adams  
L. Davy  
K. Hartley  
M. Horsfield  
J. Purcell  
C. Teall  
D. M. Whipp*

**Officers Present**

*K. Hughes  
J. Eccles*

**Co-optees**

*S. Cole  
C. Pollard*

*Principal Planning Officer  
Committee Administrator*

**Police**

*Sgt M. Hyde  
PCSO D. Park*



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

<i>Chris Tennant Alan Kinder</i>	<i>16/0329/OUT - Outline: Major: Erection of 34 dwelling houses (1.26ha) (Access and Layout only) at Land at Field Number 0087, Earby Road, Salterforth for Cross Construction</i>	<i>Item 44(a)</i>
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**40. DECLARATIONS OF INTEREST**

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

**41. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**42. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at the meeting held on 7<sup>th</sup> June 2016, be approved as a correct record, and signed by the Chairman.

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

Sergeant M. Hyde presented crime statistics for West Craven for June 2016 compared to the same period in the previous year and reported on policing of the area over the last month. Crimes were broken down as follows –

	<b>2015</b>	<b>2016</b>
Burglary in a dwelling	1	2
Burglary other than a dwelling	4	4
Vehicle Crime	0	3
Hate crime	0	1
Assaults	6	6
Criminal Damage	8	15
<b>TOTAL</b>	<b>34</b>	<b>47</b>
Anti-Social Behaviour	38	46

Councillors asked questions about various highways safety and anti-social behaviour issues reported at the last meeting and other issues ongoing in the area. PACT priorities were agreed for the coming month.

## **RESOLVED**

That Sergeant C. Jarrett be asked to attend a meeting of this Committee at the earliest opportunity.

## **44. PLANNING APPLICATIONS**

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

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

**16/0274/HHO Full: Part demolition of school building and conversion to six 1 and 2 bed apartments and erection of two storey extension to rear, extension of single storey extension to rear of church at St. Andrew's Methodist Church, Mosley Street, Barnoldswick for Rev. D. Edmundson**

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

## **RESOLVED**

That planning permission be **granted** subject to the following conditions –

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 03, 04, 05, 06, 07.

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

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

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

4. The proposed development shall not be brought into use unless and until all car parking spaces for the dwellings have been constructed, surfaced, sealed, drained and marked out in accordance with the 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.

5. Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing by the Local Planning Authority. Such works shall be carried out concurrently with the rest of the development and in any event shall be finished before the building is occupied.

**Reason:** In order that the Local Planning Authority may be satisfied with the details of the proposal and to avoid flooding.

6. 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. all proposed boundary treatments with supporting elevations and construction details;
  - d. all proposed hard landscape elements and pavings, including layout, materials and colours;

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

**Reason:** To ensure that the development is adequately landscaped so as to integrate with its surroundings.

7. Before a dwelling unit is occupied waste containers shall be provided in the bin/cycle storage area.

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

## **REASON**

**Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of design and would not be detrimental to the impact on amenity and highways safety, details of landscaping and materials can be controlled by condition and adequate off-street car parking has been provided. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.**

**16/0329/OUT Outline: Major: Erection of 34 dwelling houses (1.26ha) (Access and Layout only) at Land at Field Number 0087, Earby Road, Salterforth for Cross Construction**

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

*(Before the vote was taken the Planning, Building Control and Licensing Services Manager advised that should the application be refused this would represent a risk of costs to the Council. The matter would be referred to the Democratic and Legal Manager and subject to his agreement the decision would stand referred to the Development Management Committee.)*

## **RECOMMENDATION**

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

- Inadequate pedestrian access
- That Salterforth had already taken more housing than the 10% requirement for rural settlements mentioned in the Core Strategy

**16/0380/FUL Full: Erection of a detached dwelling house at Land bounded by Queen Street, Westgate and Malham View Close, Barnoldswick for Mr Brian Taylor**

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

## **RESOLVED**

That planning permission be **granted** subject to the following conditions –

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

**Reason:** In order to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (As Amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 2409/6.0C, 2409/6.1C, 2409/6.2C, 2409/6.3.

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

3. Samples of external wall and roofing materials shall be submitted to the Local Planning Authority for written approval within two weeks of the commencement of the development. The development shall be carried out using only the agreed materials.

**Reason:** In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. Within two weeks of the commencement of the development full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include finished levels and ground preparation; boundary treatments; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; planting plans; written specifications for soft landscaping (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; an implementation, management and maintenance programme. The scheme of landscaping works shall be submitted at a scale of 1:200 and shall be implemented in its entirety within the first planting season following 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.

5. The first floor dining room and landing windows in the south east elevation of the development hereby permitted shall at all times be glazed only with obscure glass of a type and degree of obscurity to be first agreed in writing by the Local Planning Authority prior to its installation. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved. The windows shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

**Reason:** To protect the privacy of the occupants of the adjoining dwelling.

## **REASON**

***Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of policy, design, amenity and highway safety and would preserve the character and appearance of the adjacent Conservation Area. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.***

## **(b) Planning Appeals**

The Planning, Building Control and Licensing Services Manager reported that there were three outstanding appeals.

#### **44. ENFORCEMENT/UNAUTHORISED USES - COMPLAINTS RECEIVED**

##### **(a) Outstanding**

The Planning, Building Control and Licensing Services Manager submitted a report detailing outstanding enforcement cases for information which was noted. A further update on PLE/16/0009 and PLE/16/0061 was given at the meeting.

##### **RESOLVED**

That the Planning, Building Control and Licensing Manager be asked to look into complaints about signs outside the Chinese take-away at the junction of Rainhall Road and Essex Street which had been erected without planning permission and that this case be added to the outstanding enforcements list.

##### **(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. An update was given at the meeting on works at Albion Street.

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

The Neighbourhood Services Manager reported that the current balance for the Committee's 2016/17 Capital Programme was £14,784. This equated to Earby £9,943 and Barnoldswick £4,841. Members were asked to reconsider the following two bids which had been discussed at the last meeting -

- £13,000 for Premises Improvement Grants on behalf of Housing, Health and Economic Development
- £2,000 for Covered Walkway to Garden Area submitted by Friends of Cravenside

There was also a new bid for Members to consider on behalf of Pendle's Cycle Forum seeking £1,000.

##### **RESOLVED**

That the Neighbourhood Services Manager be asked to note the following -

- (1) That no funding be allocated towards Pendle's Cycle Forum event.
- (2) That £3,500 be allocated for Barnoldswick Town Centre Premises Improvement Grants, but that Earby consider any new bids on a case by case basis.
- (3) That, subject to County Council confirming their contribution of £2,000, and receipt of the quotations for the work, up to £2,000 be allocated towards a covered walkway in the garden at Cravenside,
- (4) That £1,000 from the Earby allocation be allocated towards paths and drain works at Cemetery Road car park, a site on the environmental blight list.

- (5) That £2,000 be allocated towards fencing at Hilltop, Earby Recreation Ground to create an enclosed dog area, and that this work go ahead in consultation with the Chairman.

**REASON**

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

**46. SALTERFORTH S106 AGREEMENT – TRAFFIC IMPROVEMENTS**

The Neighbourhood Services Manager submitted for approval plans for a traffic calming scheme in Salterforth, part of the Section 106 Agreement for the Silentnight housing development.

**RESOLVED**

- (1) That the traffic calming scheme for Salterforth be welcomed.
- (2) That the Neighbourhood Services Manager be asked to check that the toucan crossing planned for Salterforth was still going ahead; and that the warning signs on Kelbrook Road would be of sufficient size to deter motorists from speeding; and to report back to Members before the next meeting.

**REASON**

***In the interests of highway safety.***

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

The Democratic and Legal Manager reported that a meeting had been arranged with all interested parties on 15<sup>th</sup> July to try to resolve the outstanding issues concerning the above agreements. The outcome would be reported to the next meeting.

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

The Planning, Building Control and Licensing Services Manager said that the overhanging cables on Albert Road had been reported to County Council. An update would be given at the next meeting.

**49. PROBLEM BUILDINGS**

The Planning, Building Control and Licensing Services Manager submitted a report on problem buildings in West Craven. It was noted that the owners of Gospel Hall had decided not to proceed with the development of the site and to market the land and building in its current state. It was reported that the walkway between the two Wardle Storey buildings in Earby had been partially removed, although the road had not been closed for this purpose.

**RESOLVED**

That the Planning, Building Control and Licensing Services Manager be asked to check that Wardle Storeys had been given planning permission to remove the walkway between the two buildings in Earby.

***In the interests of public safety.***

**50. ENVIRONMENTAL BLIGHT**

The Neighbourhood Services Manager submitted a report on environmental blight sites in West Craven. The Committee had allocated £1,000 from the Capital Programme towards drainage improvements and resurfacing work at Cemetery Road car park so that work could get underway. Information was awaited on the options and costings of barriers at Greenberfield Lane Car Park, Barnoldswick.

**51. ITEMS FOR DISCUSSION**

Members discussed a recent spate of multiple short duration power cuts in Barnoldswick. Although the duration was short it still resulted in setting off alarms and minor disruption and inconvenience to local residents.

**RESOLVED**

That the Democratic and Legal Manager be requested to seek an official explanation from Northern Powergrid about the short duration power cuts over the weekend of 18<sup>th</sup>/19<sup>th</sup> June and ask whether the substation adjacent to the Railway Hotel was still sufficient for the Town's needs, and if not, if there were any plans to replace it.

**REASON**

***To try to minimise any future power cuts in the area.***

*Chairman*.....