

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 8th SEPTEMBER, 2016**

PRESENT –

Councillor G. Waugh (Chairman – in the Chair)

Councillors

*N. Butterworth
D. Clegg
S. E. Cockburn-Price
J. Cooney
M. S. Foxley
A. R. Greaves
D. E. Lord
N. T. McCollum
S. Petty
G. Roach
P. White*

Co-optees

A. Sutcliffe (Colne Town Council)

Officers in attendance:

*Peter Atkinson Neighbourhood Services Manager (Area Co-ordinator)
Neil Watson Planning, Building Control and Licensing Services Manager
Jane Watson Senior Committee Administrator*

(Apologies for absence were received from Councillor J. Nixon and Mr. J. Dransfield (Trawden Forest Parish Council)).

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

Kathleen Shaw 16/0459/FUL Major: Full: Erection of 12 dwellings with access from Harrison Drive at White Grove Garage Site, Harrison Drive, Colne Minute No. 66

*Gillian Walsh 16/0525/FUL Full: Demolition of existing livestock/storage buildings and erection of general purpose agricultural building including activity day facilities at Blue Bell Farm, Skipton Old Road, Colne Minute No. 66
Jane Rogerson
Clive McAfee
Margaret Beatham
Sandra Nuttall
Margaret Simpson
Sharon Hartley
Hohn Birchall
Linda Turner
William Hickson*

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62. DECLARATION OF INTERESTS

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

63. PUBLIC QUESTION TIME

There were no questions from members of the public.

64. MINUTES

RESOLVED

That the Minutes of the meeting held on 4th August, 2016 be approved as a correct record and signed by the Chairman.

65. PROGRESS REPORT

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

66. 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:

16/0459/FUL Major: Full: Erection of 12 dwellings with access from Harrison Drive at White Grove Garage Site, Harrison Drive, Colne for Cawder Construction

The Planning, Building Control and Licensing Services Manager circulated an update at the meeting. Environmental Health had requested noise measurements be taken when a live music event takes place at the Rugby Club to confirm the noise levels predicted in the noise assessment. A response from LCC Flood Risk Management in relation to the submitted drainage and flood risk details was still awaited.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be granted delegated authority to **approve** the application subject to the acceptable resolution of the matters referred to above and subject to the following conditions and reasons:

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: 03-(OS)-7899 Rev A, 001-(PL)-7899 Rev G, 100-(PL)-7899 Rev B, 200-(PL)-7899 Rev B, 201-(PL)-7899 Rev B, 202-(PL)-7899 Rev A,

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. The window openings shall be set back from the external face of the wall. The depth of reveal shall be at least 70mm.

Reason: To ensure a satisfactory appearance to the development in the interest of visual amenity

5. No development shall commence unless and until 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 has been submitted to and agreed in writing by the Local Planning Authority. 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 to prevent contamination of the controlled waters.

6. 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.

7. A car parking and manoeuvring scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling. The car parking spaces and manoeuvring areas for each dwelling shall be surfaced and made available for use in accordance with the approved scheme prior to the occupation of the dwelling they serve, the car parking and manoeuvring areas shall thereafter be maintained free from obstruction and available for parking and turning purposes.

Reason: To allow for the effective use of the parking areas.

8. Within two weeks of the commencement of the development a scheme for the provision of a footpath from Harrison drive to the parking bays to the front of plots 7-12 and for the full frontage from plot 12 into the site with a crossing point to align with the parking bays footpath shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied unless and until the footpath has been completed in accordance with the approved scheme.

Reason: ****PLANNING TO ADD****

9. No development shall commence unless and until a Traffic Management Plan for the construction works has been submitted to and approved in writing by the Local Planning Authority. The Traffic Management Plan shall include details of:-
- 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.

The development shall be carried out in strict accordance with the approved Traffic Management Plan.

Reason: To protect existing road users.

10. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

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

11. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
- The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

12. The development shall be carried out in strict accordance with the recommendations set out in the submitted Extended Phase 1 Habitat Survey.

Reason: To ensure protection of the habitat of bats and barn owls which are protected under the Wildlife & Countryside Act, 1981.

13. 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.

REASON FOR DECISION

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed housing development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. 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.

16/0525/FUL Full: Demolition of existing livestock/storage buildings and erection of general purpose agricultural building including activity day facilities at Blue Bell Farm, Skipton Old Road, Colne for Mr. Russ Holdsworth and Mrs. Jane Rogerson

The Planning, Building Control and Licensing Services Manager circulated an update at the meeting with a recommendation for an additional reason for refusal.

RESOLVED

That this item be **deferred** pending a site visit prior to the next meeting.

(b) Planning Appeals

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

67. ENFORCEMENT/UNAUTHORISED USES

(a) Outstanding Enforcements

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

(b) Enforcement Action

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

(c) Hubbs House Farm

The Planning, Building Control and Licensing Services Manager reported that the County Council were still preparing evidence to prosecute the owner of the site.

68. CAPITAL PROGRAMME 2015/16 AND 2016/17

The Neighbourhood Services Manager reported that the current balance for the Committee's capital programme for 2016/17 was £87.

A full report would be submitted to the next meeting.

69. ITEMS FOR DISCUSSION

(a) Skipton Road Roundabout, Colne

Reference was made to the untidy condition and overgrown part of the Skipton Road roundabout and in particular the part which was owned by the County Council. The County Council had indicated that there was no obstruction to motorist's vision and therefore they would not be doing anything about the issue.

RESOLVED

That the Neighbourhood Services Manager be requested to submit a report to the next meeting detailing costs and options available to improve the condition of the Skipton Road roundabout.

REASON

To improve a 'gateway' into the town.

70. PROBLEM BUILDINGS

The Planning, Building Control and Licensing Services Manager submitted an update on problem sites in the area.

RESOLVED

That the report be noted.

71.

VACANT HOMES

The Housing, Health and Economic Development Services Manager submitted, for information, an update on the current position regarding the management of vacant houses in the Colne and District area.

A further update would be submitted in six months' time.

72.

MISCELLANEOUS MINUTES

Minutes of meetings held by Colne In Bloom, Friends of Ball Grove and Friends of Greenfield LNR were submitted for information.

73.

OUTSTANDING ITEMS

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

Colne Health Centre – Review of Parking Permits (6 month review – report expected October 2016).
Shop on the corner of Glen Street, Colne (report requested 07.07.2016).

Chairman _____