

**MINUTES OF A MEETING OF
THE WEST CRAVEN COMMITTEE
HELD AT THE
RAINHALL CENTRE, BARNOLDSWICK
ON 6TH SEPTEMBER 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

*N. Watson

J. Eccles*

Co-optees

*C. Pollard
G. Wilson*

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



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

<i>Andrew Morgan</i>	<i>16/0470/RES – Outline: Major: Residential Development (14 dwellings) (Access, Appearance, Layout and Scale) (Re-submission) at Land to the rear of the Greyhound Pub, Manchester Road, Barnoldswick</i>	<i>Minute No. 68</i>
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64. DECLARATIONS OF INTEREST

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

65. PUBLIC QUESTION TIME

There were no questions from members of the public.

66. MINUTES

RESOLVED

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

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

Sergeant Jarrett and Inspector Goodall had sent their apologies to the meeting due to leave and training commitments and said it was not possible to provide an alternative Police representative on this occasion.

Members discussed the PACT priorities which were set out at the last meeting. It was agreed that they were all still relevant, particularly the anti-social behaviour by youths at Church Street/Station Road. Youths climbing on scaffolding around Barnoldswick Town Centre were becoming less of an issue.

There had been a crash on Gisburn Road, one of the PACT priority areas on the list. There had also been anti-social behaviour on Wednesday and Friday nights around the Civic in Barnoldswick around the time that the Youth Club closed and before the bus to Earby.

RESOLVED

- (1) That the 6 PACT priorities for Barnoldswick and 3 PACT priorities for Earby set out at the last meeting be reconfirmed.
- (2) That the Police be asked to make every effort to attend the next meeting of the Committee with the crime statistics for August and September and for an update on the PACT priorities.

68. PLANNING APPLICATIONS

(a) To be determined

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

16/0418/HHO Full: Alterations to front elevation to create off street parking and staircase to cellar, convert existing pitched kitchen roof to a flat roof and create roof terrace above at 1 Town Head, Barnoldswick for Mr Peter Hardman

(A site visit was undertaken 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: 2015/23/002, 2015/23/003 received 06/07/2016.

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

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The roof terrace hereby approved shall not be brought into use unless and until an obscure glazed screen of at least 1.8m height above floor level has been installed to the north and west sides of the roof terrace. Details of the level of obscurity of the gazing shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation. The obscure glazed screen shall at all times thereafter be retained and maintained in accordance with the approved details.

Reason: To preserve the privacy of occupiers of the adjacent dwellings.

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 extension is acceptable in terms of policy, design, amenity and highway safety. 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.

16/0470/RES Outline: Major: Residential development (14 dwellings) (Access, Appearance, Layout and Scale) (Re-submission) at Land to the rear of the Greyhound Pub, Manchester Road, Barnoldswick for Mr M. Rawstron

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

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting with information from Lancashire County Council Education.

RESOLVED

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

1. The development of the site would not preserve or enhance the Calf Hall and Gillian's Conservation Area. Although the harm would be less than substantial the public benefits of the scheme would not outweigh that harm. The development would thus be contrary to Policy ENV 1 of the adopted Part 1 Local Plan and to the policies in part 12 of the National Planning Policy Framework.

16/0497/FUL Full: Erection of a riding school for disabled people including facilities building, stable block, manege and car park at Land off Folly Lane, Barnoldswick for Pendle Group – Riding for the Disabled Association

(C. Pollard declared a personal interest in this item.)

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

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting with details of an additional response objecting to the development and a letter from the applicant with responses to the objections raised.

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: Drawing numbers 1, 4, 5, 6, 8

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

3. The development hereby permitted shall not be commenced unless and until samples and colours of all facing and roofing materials to be used in the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter at all times be carried out in strict accordance with the approved details.

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

4. Prior to the first use of the building hereby approved, the parking spaces shown on approved drawing no.8 have been laid out, surfaced and made available for use. The spaces shall thereafter remain available for the parking of vehicles in association with the approved use.

Reason: To ensure adequate parking provision.

5. No equestrian paraphernalia including but not exclusively horse jumps, horse boxes, storage containers or shelters shall be sited or stored outside of the existing building or manege, within the area of land shown on approved drawing no.4.

Reason: In the interest of visual amenity and to protect the open countryside.

6. The building and stables hereby approved shall only be used as a horse riding school only (Use Class D2) and for no other purpose in Class D2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In the interests of clarity and to ensure the use is suitably controlled.

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 complies with Policies ENV1 and ENV2 of the Local Plan Part 1 and saved Policy 39 of the Replacement Pendle Local Plan, being appropriate in terms of scale, impact on the heritage asset, design and amenity. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager submitted a report on outstanding planning appeals for information.

69. ENFORCEMENT/UNAUTHORISED USES - COMPLAINTS RECEIVED

(a) Outstanding

The Planning, Building Control and Licensing Services Manager submitted a report detailing outstanding enforcement cases and gave a further update at the meeting.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be asked to progress action in respect of the ambulance station at Brogden View, 39 Rainhall Road and 43 Coates Avenue.

(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 2 Albion Road, Earby and the Gospel Hall in Barnoldswick.

RESOLVED

That the Democratic and Legal Manager be asked to arrange a meeting with the owners of the Gospel Hall, the Planning, Building Control and Licensing Services Manager and Members of the Committee to discuss the building's possible future use, prior to it going to auction.

70. CAPITAL PROGRAMME 2016/17

The Neighbourhood Services Manager reported that the balance for the Committee's 2016/17 Capital Programme was £11,704. Members were informed that the Friday Night Football Project would not be going ahead now.

RESOLVED

That the £300 earmarked from the Committee's 2012/13 Capital Programme for the Friday Night Football project be deallocated.

REASON

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

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

The Democratic and Legal Manager reported that the Lease and Sub Lease sent to County in July had still not been sealed; he had not received the wording of a proposed letter about the overflow car parking, for discussion; and discussions were taking place with the school's solicitors about the Dual Use Agreement. It was noted that the High School had now been awarded Academy status which complicated matters.

RESOLVED

That the resolution from the previous meeting on 2nd August be reaffirmed; and Pendle Council and County Council officers try to resolve the outstanding issues with the schools as soon as possible, taking into account the added complication of the High School being awarded Academy status.

REASON

To try to resolve parking problems at the Schools and protect the future of the Sports Centre.

72. REDIFFUSION CABLES IN BARNOLDSWICK TOWN CENTRE

The Planning, Building Control and Licensing Services Manager reported no further progress with the removal of Rediffusion cables in Barnoldswick town centre.

73. PROBLEM BUILDINGS

The Planning, Building Control and Licensing Services Manager submitted a report on problem buildings in West Craven.

RESOLVED

That in respect of the Albert Hartley Yard the owners be asked to pay particular attention to the area of land between Westclose Road and Vicarage Road.

REASON

In the interests of visual amenity.

74. PUBLIC SPACES PROTECTION ORDERS PROGRAMME 2016/18

The Neighbourhood Services Manager submitted a report on proposals and options for Public Spaces Protection Orders (PSPOs) in relation to parks; sports grounds; local nature reserves; town centres and alley ways in Pendle. Members were asked to recommend options to include in the public consultation on PSPOs for 2016-18. This item had been deferred from the previous meeting to give Members more time to consider the options.

It was noted that there would need to be individual orders for different public spaces in West Craven for varying requirements and that there would be the opportunity to finalise the detail when the PSPOs came back to area committees for agreement in December.

RESOLVED

- (1) That in general the options in Appendix 1 in public spaces be agreed with the exception that dogs be kept on leads on pitches and the entire sports ground space at any time, rather than banning them; that the alcohol control zones be continued in parks; and to have no smoking wherever children were playing.
- (2) That the detail of the PSPOs for West Craven public spaces be finalised in December prior to being sealed.

REASON

In the interests of residential amenity.

75. VACANT HOUSES

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

RESOLVED

That the action being taken to manage empty houses in West Craven be noted.

76. SOUGH PARK – CARNEGIE FIELD (FIELDS IN TRUST DEED OF DEDICATION)

The Neighbourhood Services Manager submitted a report seeking approval from members for the whole of Sough Park to be put forward by the Pendle Council for Fields in Trust status due to it being a lost Carnegie Field.

RESOLVED

- (1) That the Executive be recommended to put forward Sough Park for Fields in Trust status in view of it being identified as a lost Carnegie Field.
- (2) That the Earby History Society be thanked for their help in the process.

REASON

To enable Sough Park to be recognised as a lost Carnegie Field and ensure that it is protected as a public recreational space in perpetuity.

77. ITEMS FOR DISCUSSION

The Chairman had asked for the following two items to be discussed at the meeting –

West Craven Cycle Link

It was reported that the cycle link from Rostle Top Road to Longroyd Road in Earby had become very overgrown with shrubs and brambles.

RESOLVED

- (1) That the Democratic and Legal Manager be asked to arrange a meeting with County Council, Earby Town Council and West Craven Committee to see what could be done about clearing the vegetation on the cycle link between Rostle Top Road and Longroyd Road in Earby.
- (2) That the Neighbourhood Services Manager be asked to bring a report to the next meeting on progress being made towards the development of the West Craven Cycle Link from Colne to Skipton.

REASON

To benefit cyclists and other users of the link.

Fields in Trust

Members discussed the areas of land between Aspen Lane and Riley Street and the bottom of Springfield School in Earby as possible inclusions for the Fields in Trust Initiative.

RESOLVED

That the Neighbourhood Services Manager be asked to-

- (1) Look at the possibility of Pendle Council applying for the land between Aspen Lane and Riley Street and the bottom of Springfield School in Earby being included in the for the Fields in Trust Initiative; and
- (2) Consider whether other area committees might want to put forward any areas of land for inclusion in the scheme.

REASON

To try to secure open pieces of land in Pendle as public recreational spaces in perpetuity.

Chairman.....