

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 6th OCTOBER, 2016**

PRESENT –

Councillor G. Waugh (Chairman – in the Chair)

Councillors

*N. Butterworth
D. Clegg
J. Cooney
M. S. Foxley
A. R. Greaves
J. Nixon
S. Petty
G. Roach
P. White*

Co-optees

A. Sutcliffe (Colne Town Council)

Officers in attendance:

*Neil Watson Planning, Building Control and Licensing Services Manager
Jane Watson Head of Democratic Services*

(Apologies for absence were received from Councillors D. E. Lord, N. McCollum and S. Cockburn-Price and Mr. J. Dransfield (Trawden Forest Parish Council)).

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

<i>Dr. Zia Ud-Din</i>	<i>16/0399/FUL Full: Change of use from office to health and beauty spa, demolition of existing rear extension and outbuilding and erection of three storey extension including 4 spa accommodation units, garage, swimming pool and sauna and rooftop terrace and a 3 bedroom dwelling; erection of a digital display board to the forecourt at Bank House, 61 Albert Road, Colne</i>	<i>Minute No. 78(a)</i>
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<i>Jane Rogerson Paul Standley Colin Whittaker David Cockburn-Price John Birchenough</i>	<i>16/0525/FUL Full: Demolition of existing agricultural buildings and erection of new agricultural building including activity day facility at Blue Bell Farm, Skipton Old Road, Colne</i>	<i>Minute No. 78(a)</i>
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74. DECLARATION OF INTERESTS

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

75. PUBLIC QUESTION TIME

There were no questions from members of the public.

76. MINUTES

RESOLVED

That the Minutes of the meeting held on 8th September, 2016 be approved as a correct record and signed by the Chairman.

77. PROGRESS REPORT

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

78. 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:

16/0399/FUL Full: Change of use from office to health and beauty spa, demolition of existing rear extension and outbuilding and erection of three storey extension including 4 spa accommodation units, garage, swimming pool and sauna and rooftop terrace and a 3 bedroom dwelling; erection of a digital display board to the forecourt at Bank House, 61 Albert Road, Colne for Dr. Zia Ud-Din

RESOLVED

That planning permission be **granted** subject to the following conditions and reasons:

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:

LU31-P01A, LU31-P02, LU31-P03. LU31-P04B, LU31-P05A, LU31-P06A, LU31-P08.

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 plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. 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 dwelling is occupied.

Reason: To control foul and surface water flow disposal and prevent flooding.

5. The car parking areas shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

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

6. No development on the site shall be commenced unless and until a full scheme for the following:

- Details of design and materials for stone steps, ramp, railings, balustrade, flower beds and surfacing to the front and side forecourt areas;
- Design/finish of gates to Hill Street;
- Digital display sign to the front; and
- Any replacement windows and doors.

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 building.

7. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until protective fencing, to BS 5837 : 2012 at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in

accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

Reason: To prevent trees or hedgerows on site from being damaged during building works.

8. 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;
 - 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.

9. Before the dwelling unit is occupied waste containers shall be provided for each one within the site.

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

REASON FOR DECISION

****PLANNING TO ADD****

16/0467/OUT Outline: Major: Erection of up to 10 dwellings (all matters reserved) (Reg. 3) on land off Lenches Road, Colne for Pendle Borough Council

The Planning, Building Control and Licensing Services Manager reported that the application had been **withdrawn** prior to the meeting.

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

A site visit was carried out prior to the meeting.

RESOLVED

That planning permission be **granted** subject to the following conditions and reasons:

****PLANNING TO ADD****

REASON FOR DECISION

****PLANNING TO ADD****

16/0583/FUL Full: Installation of plant equipment, consisting of 13 condenser units to west elevation and 1 air handling unit (unit and pipework) to eastern elevation enclosed within a 2m high palisade fence (resubmission) at Unit 2 Glen Mills Retail Park, North Valley Road, Colne for TJX UK

RESOLVED

That planning permission be **granted** subject to the following conditions and reasons.

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:

TKM_CNE_PLANT & TKM_CNE_SP PLANT.

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

3. The mitigation measures detailed in Section 7 of the Noise Impact Assessment dated 10/08/2016 Revision 01 by Hoare Lea shall have been fully implemented prior to the first operation of the plant and shall thereafter remain in force.

Reason: In the interest of aural amenity.

REASON FOR DECISION

Section 38 of the Planning & Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development would not adversely impact on amenity. In this respect the proposal is consistent with national and local policies.

The proposal, subject to control by condition of appropriate mitigation, would not adversely impact on residential 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, for information, a report giving the up-to-date position on appeals.

79. 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 advised that there was nothing further to report.

(d) Roadside Advertisements

The Planning, Building Control and Licensing Services Manager submitted a report on the plethora of roadside advertisements. There was a particular concentration of advertisements around the Crown Way junction, the North Valley roundabout and at Langroyd.

Officers had been pro-active in removing many signs but as quickly as they were removed they would re-appear. The Committee were asked to consider two options (i) do nothing more or (ii) prosecute those who unlawfully displayed their adverts.

After a lengthy discussion it was felt more information was needed before a decision could be made.

RESOLVED

That this item be deferred and another report be submitted to the next meeting setting out options available to the Committee to deal with the unauthorised roadside advertisements.

REASON

To ensure all options are considered before a decision is made.

80. TRAFFIC LIAISON MEETING

Minutes of a meeting of the Traffic Liaison Meeting held on 14th September, 2016 were submitted for information.

There was a lengthy discussion around the request for 20mph zone throughout Trawden. The County Council's response was that Pendle should undertake traffic counts to justify the speed restriction. In response it was acknowledged that other villages, particularly in Yorkshire, had a blanket 20 mph zone.

RESOLVED

- (1) That the minutes of the Traffic Liaison Meeting be noted.
- (2) That the request for a 20mph zone in Trawden be referred back to the County Council for further consideration.
- (3) In the meantime the Neighbourhood Services Manager be requested to undertake a traffic count to justify the proposed speed restriction in Trawden.

REASON

To address safety issues for both vehicles and pedestrians.

81. CAPITAL PROGRAMME 2016/17

The Neighbourhood Services Manager submitted a report on the Committee's Capital Programme for 2016/17.

RESOLVED

That the report be noted.

82. ITEMS FOR DISCUSSION

(a) Land below the Broken Banks Estate, Colne

Photographs of the overgrown and untidy land below the Broken Banks Estate in Colne (which ran from Peter Street to Curzon Street) were circulated at the meeting. It was established that the land was owned by the Council but no records of any rent or lease details had been found. Part of the land was also being used as allotments but no one knew who occupied/managed these allotments.

RESOLVED

That this item be discussed further at the next meeting and further information be obtained from Neighbourhood Services with regards to options available to improve the area.

REASON

To find ways to improve this eyesore.

(b) Coat of Arms, Colne Library

It was reported that the Coat of Arms on the front of the library was in desperate need of re-painting/cleaning.

RESOLVED

That the Neighbourhood Services Manager be asked to submit costings to the next meeting for the Coat of Arms to be re-painted/cleaned.

REASON

To improve the look of the Coat of Arms.

83. 46/48 GLEN STREET, COLNE

The Planning, Building Control and Licensing Services Manager submitted a report on the condition of the above property. The main issue was the paint on the front elevation was eroding which gave an unkempt appearance. The owners had been contacted about this.

RESOVLED

That a Section 215 Notice be served to ensure the front elevations of 46/48 Glen Street, Colne are painted.

REASON

In order to bring the site back to a condition that does not affect the amenity of the area.

84. ENVIRONMENTAL BLIGHT

The Neighbourhood Services Manager submitted, for information, an update on environmental blight sites in the area.

**85. BALL GROVE NATURE RESERVE – LAND AT REAR OF
BROOKLANDS, KEIGHLEY ROAD, COLNE**

Following receipt of a request from the owner of Brooklands, Keighley Road, Colne to lease this land the Corporate Director submitted a report for consideration. The land would be maintained as a nature reserve but the lease would allow the meadow to be planted with approved wild flowers and other plants. Public access to the area would be maintained.

A similar request had been granted in 2014 to the residents of Craigmere off Keighley Road, Colne. The Committee were advised that the terms of the lease for this area of the land would be the same and they asked that the open access on the nature reserve be maintained at all times.

The Friends of Ball Grove were supportive of the request and had requested that any improvements should be agreed with both the Council and the Friends Group before any work was undertaken.

RESOLVED

That the request from Dr. Bari, Brooklands, Keighley Road, Colne to lease an area of Ball Grove Nature Reserve, as outlined in black on the attached report, be approved on the same terms as those outlined in the report, and with the inclusion "that the open access on the nature reserve be maintained at all times."

REASON

To help with the development of the nature reserve.

86. TELEPHONE BOX REMOVAL CONSULTATION

The Planning, Building Control and Licensing Services Manager reported that on 26th September, 2016 a 90 day consultation was received from BT on the proposed removal of pf17 public call boxes across Pendle.

Reference was also made to the condition of the two 'listed' phone boxes outside the old post office, now occupied by XLCR, on Albert Road, Colne. The paint was flaking off and some of the glass panes were broken.

RESOLVED

- (1) That no objections be made for the removal of the pf17 public call boxes within the Colne and District area.
- (2) That BT be approached with a view to improvements being made to the two 'listed' phone boxes on Albert Road, Colne.

REASONS

- (1) *In response to the consultation.*
- (2) *To improve the listed phone boxes which are in a prominent location on the high street.*

87. PRESCRIPTION OF WELLBEING SMALL GRANTS FUND

The Committee was provided with information on the Prescription for Wellbeing Fund which was open to community groups/organisations to apply for grants at three levels. Examples were given of the sort of projects that had been funded. The Committee was asked to help promote the grant through its networks and community contacts.

88.

COLNE TOWN CENTRE FORUM

Minutes of a meeting of the Colne Town Centre Forum held on 23rd August, 2016 were submitted for information.

89.

OUTSTANDING ITEMS

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

Colne Health Centre – Review of Parking Permits

Chairman _____