

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT
THE RAINHALL CENTRE, BARNOLDSWICK
ON 8TH NOVEMBER 2016**

PRESENT –

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

Councillors

*K. Hartley
J. Purcell
C. Teall
D. M. Whipp*

Co-optees

*G. Wilson
D. Haigh
C. Pollard*

Police

Sergeant T. Hitchen

Officers Present

N. Watson

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

J. Eccles

(Apologies were received from Councillors L. Davy, M. Horsfield and M. Adams.)



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

<i>Alan Kinder</i>	<i>16/0630/OUT Outline: Major: Erection of 34</i>	<i>Minute No. 83(a)</i>
<i>Catherine Coulchread</i>	<i>dwelling houses (1.26ha) (Access and Layout</i>	
<i>John Ablewhite</i>	<i>only) (Re-submission) at Land at field number</i>	
<i>Victor Mow</i>	<i>0087, Earby Road, Salterforth</i>	

95.

DECLARATIONS OF INTEREST

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

96.

PUBLIC QUESTION TIME

Josh Cramphorn from Barnoldswick spoke on behalf of The Lock On Skate Park Group, users of the skate park in Victory Park, and asked if it was possible for the Committee to recommend that the Executive grant the Group a long term lease or to be given the freehold for the facility to help them apply for funding.

The Chairman said he would ask the Neighbourhood Services Manager to provide a report for discussion at the next meeting on the possibility of transferring ownership of the skate park to the group and to include details of annual maintenance and running costs.

97.

MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 4th October 2016, be approved as a correct record, and signed by the Chairman, subject to the changing of the second resolution of Minute 92 to read –

- (2) *That the Committee agree to use its Capital Programme to match fund an allocation in the Council's Capital Programme set aside for flooding alleviation to help residents affected by recent flooding who did not qualify for Property Level Resilience Grants, and that the Chairman and Ward Councillors be granted authority to determine the precise amount.*

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

Sergeant Tim Hitchen presented crime statistics for West Craven for October 2016 compared to the same period in October 2015 and answered related questions. Crimes were broken down as follows –

	2015	2016
Burglary in a dwelling	4	3
Burglary other than a dwelling	9	1
Vehicle Crime	3	4
Hate crime	0	0
Assaults	8	10
Criminal Damage	12	6
ALL CRIME	53	36
Anti-Social Behaviour	47	45

Sergeant Hitchen reported back on Hate crime over the last 3 months – 3 in total, 2 involved school children and one was over a parking issue at a takeaway.

Councillors reported a couple of race incidents that had not been included in the statistics. Sergeant Hitchen said he would look into how these incidents had been categorised and make sure that in future those sort of incidents were included in Hate crimes.

PACT priorities in Barnoldswick included Town Centre anti-social behaviour in the vicinity of Station Road, Church Street and Fernlea Avenue and public disorder in Victory Park. Sergeant Hitchen said that the Police were aware of these issues. The anti-social behaviour car was patrolling the Town Centre area and parks in the evening but encouraged Councillors to email him as soon as a problem arose. Speeding vehicles on Gisburn Road remained a problem.

Sergeant Hitchen was making arrangements so that two hand-held laser guns could be available for use for speed checks and that Police officers had appropriate training. He would also look into the possibility of the Police working alongside a local volunteer community team doing speed checks.

In Earby, there had been a significant development with recovering property from a number of burglaries that would hopefully lead to charges being brought and a conviction.

99. PLANNING APPLICATIONS

(a) To be determined

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

16/0477/FUL Full: Major: Excavation and removal of 12,600m³ of spoil, erection of extensions to North and South elevations of fan blade building and erection of associated retaining walls at Rolls Royce, Bankfield Site, Barnoldswick for Rolls Royce PLC

The Planning, Building Control and Licensing Services Manager reported that no further information had been received about the plans for this application and so the recommendation had been changed to deferral to allow time for details to come forward and be fully considered.

RESOLVED

That consideration of the planning application be **deferred** to the next meeting.

16/0597/OUT Outline: Major: Erection of twenty dwelling houses and construction of access road from Greenberfield Lane (Access, Layout and Scale) (Re-submission) at Land at the junction with Greenberfield Lane, Gisburn Road, Barnoldswick for Ann Brooks and Elizabeth Beezley

(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 one further response raising a number of objections.

RESOLVED

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

1. The proposed development, by way of increased vehicular movements along Greenberfield Lane and due to the substandard nature and lack of adequate visibility at the junction, would have a severe and unacceptable impact on highway safety, to the detriment of other road users and pedestrians, thereby failing to accord with Policy ENV4 of the Local Plan Part 1 and paragraph 32 of the National Planning Policy Framework.

16/0602/FUL Full: Change of use of former restaurant to serve industrial building to single dwelling with associated curtilage and parking at Barn adjacent Silentnight, Earby Road, Salterforth for Ms D. Atkinson.

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

RESOLVED

That the application be **granted** subject to the following conditions –

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

Reason: This condition is required to be imposed by virtue of Section 91(1) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 001/02, 6475 L(0)01 & 001 01.

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

3. Within two weeks of the commencement of development details of both hard and soft landscape proposals shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - 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;

The approved scheme shall be implemented in its entirety within the first planting season following the occupation 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 a satisfactory appearance to the development.

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 first dwelling is occupied.

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

5. Any rooflight used shall be of a low profile design flush fitting with the plane of the roof and shall have a surround of a dark matt finish.

Reason: In order to ensure a satisfactory appearance to the development.

6. Any replacement window frames and doors shall be of timber construction only and shall be painted, not stained, in a colour to be first agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory details that are appropriate for the building and area.

7. Any replacement rainwater goods or soil pipes shall be in cast iron, aluminium or wood, and painted black, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance to the building.

8. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order

revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, D and E(a) of Part 1 and Class A of Part 2 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

D) no porches shall be erected

E(a)) no buildings, enclosures, swimming or other pools shall be erected or constructed within the curtilage of the buildings

Part 2

A) no gates, fence or wall structures shall be erected within the curtilage of the buildings

Reason: In order to enable the Local Planning Authority to control any future development on the site, in order to safeguard the character and visual amenity of the area and impacts on neighbouring properties.

9. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and the vehicular turning space shall be laid out and be available for use before the development is brought into use.

Reason: Vehicles reversing to and from the highway are a hazard to other road users.

10. The proposed development shall not be brought into use unless and until the car park shown on approved plan as well as one additional parking space 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 four parking spaces and turning area shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In order to provide sufficient off street parking for the development in the interests of highway safety.

11. Before the dwelling unit is occupied waste containers shall be provided on each plot.

Reason: To ensure adequate storage facilities for domestic refuse, in the interest of residential amenity

12. No additional access other than that shown on the approved plans shall be provided onto the adjacent public highway at any time.

Reason: To prevent any further accesses in the interest of highway safety.

Note: The developers attention is drawn to the possibility of bats using the building to roost and therefore if any evidence of bats are discovered then a suitably qualified person shall investigate and advise of details of provisions to be made for them in order to safeguard any existing bat habitat which are protected by the Wildlife and Countryside Act 1981.

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 change of use of the building into a residential unit is acceptable in principle and in line with local plan policy. The proposals would not result in any detrimental impact to neighbouring residential amenities or 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.

16/0630/OUT Outline: Major: Erection of 34 dwelling houses (1.26ha) (Access and Layout only) (Re-submission) at Land at field number 0087, Earby Road, Salterforth for Cross Construction

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

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

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting with comments from the Lead Local Flood Authority and Earby Town Council. One further comment was received with a number of objections. Publicity expired on the 9th November and therefore the recommendation was to Delegate Grant Consent.

RECOMMENDATION

That the application be **refused** for the following reasons -

- highway safety grounds
- Salterforth had already taken more housing than the 10% requirement for rural settlements mentioned in the Core Strategy.

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager submitted a report on outstanding planning appeals for information. He reported that the following appeal had been allowed –

13/15/0546P – Appeal against refusal of outline planning permission for the erection of 4 dwellings with garages (Access, Layout and Scale) at Land opposite the Barn, Ben Lane, Barnoldswick

100. ENFORCEMENT/UNAUTHORISED USES - COMPLAINTS RECEIVED

(a) Outstanding

The Planning, Building Control and Licensing Services Manager submitted a report detailing outstanding enforcement cases for information.

(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.

101. CAPITAL PROGRAMME 2016/17

(Councillor K. Hartley declared a personal interest in the Harper/Parker Street car park item.)

The Neighbourhood Services Manager reported that the balance for the Committee's 2016/17 Capital Programme was £11,548. This equated to Barnoldswick: £2,865 and Earby: £8,683.

A bid for property flood resilience measures in Earby was submitted for consideration. There was also a late bid from Neighbourhood Services seeking funds for maintenance and improvement works at the Harper/Parker Street car park. Four options were presented with varying costs. £600 was available from Neighbourhood Services towards the work.

RESOLVED

That the Neighbourhood Services Manager be asked to allocate the following amounts out of the Committee's 2016/17 Capital Programme -

- £5,000 from the Earby allocation for property flood resilience measures in Earby
- £ 1,870 from the Barnoldswick allocation for maintenance and improvement works at the Harper/Parker Street car park (Option1).

REASON

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

102. PARKING ISSUES – GISBURN ROAD, BARNOLDSWICK

As requested, following the last meeting, County Council had been advised that the Committee was not in favour of the implementation of a new bus stop clearway before the zig zags on Gisburn Road.

County Council understood the reluctance to further restrict kerbside parking for the adjacent commercial interests and had agreed not to proceed. It was noted that if the Committee wanted to increase parking enforcement additional enforcement hours could be purchased from County Council.

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

It was reported that a senior level meeting was being arranged with the Academy and Pendle Leisure Trust to discuss the future joint use of the West Craven Sports Centre.

104. 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. There was still concern that some of the cables posed a danger to public safety.

RESOLVED

That the Planning, Building Control and Licensing Service Manager be asked to look into the possibility of engaging a cable reclamation company to remove the cables.

REASON

To find a way of getting the old Rediffusion cables in Barnoldswick Town Centre removed.

105. PROBLEM BUILDINGS

The Planning, Building Control and Licensing Services Manager submitted a report on problem buildings in West Craven. It was recommended that Albert Hartley Yard, Barnoldswick and 2 Albion Street, Earby be removed from the list.

RESOLVED

That the report be noted and Albert Hartley Yard and 2 Albion Street be kept on the problem buildings list for the time being and monitored.

REASON

In the interests of amenity of the area.

106. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report on environmental crime action in West Craven for 1st July to 30th September 2016.

RESOLVED

That the Environmental Services Manager be asked to replace the lid (or the bin if necessary) on the dog bin on Cemetery Road, Earby and reinstate the dog bin currently on the floor on Salterforth Road past the Northolme Estate (opposite the new houses).

REASON

In the interests of visual amenity.

107. NORTH WEST AMBULANCE SERVICE RESPONSE TIMES

The ambulance response times for the last quarter provided by the North West Ambulance Service were circulated for information.

A meeting had been due to take place earlier that evening with Mark Evans from the North West Ambulance Service, to discuss air ambulance landing sites in West Craven. However, this had been cancelled and rearranged to take place immediately before the next meeting on 6th December.

RESOLVED

That the North West Ambulance Service be thanked for providing the quarterly statistics and the improved performance.

REASON

In the interests of public health.

108. WINTER BRIEFING NOTE – LANCASHIRE COUNTY COUNCIL

A briefing note from County Council about preparing for the winter ahead had been circulated for information.

109. OUTSTANDING ITEMS

It was noted that the following item had been requested by the Committee and a report would be submitted to the next meeting –

- (a) West Craven Cycle Way

Chairman.....