

**MINUTES OF A MEETING OF  
THE WEST CRAVEN COMMITTEE  
HELD AT  
SALTERFORTH VILLAGE HALL  
ON 4<sup>TH</sup> OCTOBER 2016**

*PRESENT –*

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

**Councillors**

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

**Co-optees**

*G. Wilson  
D. J. Haigh*

**Police**

*Sergeant T. Hitchen*

**Officers Present**

*N. Watson*

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

*J. Eccles*

*(Apologies were received from Councillor L. Davy.)*



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

- |   |   |                         |
|---|---|-------------------------|
| <i>Mr R. Orgill</i>   | <i>16/0476/FUL Full: Major: Excavate 12,600m<sup>3</sup> of spoil (Retain 5,500m<sup>3</sup> on site and remove 7,100m<sup>3</sup>), erection of extensions to North and South elevations of fan blade building and erection of associated retaining walls at Rolls Royce, Bankfield Site, Barnoldswick</i> | <i>Minute No. 83(a)</i> |
| <i>Mr R. Orgill</i>   | <i>16/0477/FUL Full: Major: Excavation and removal of 12,600m<sup>3</sup> 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</i>  | <i>Minute No. 83(a)</i> |
| <i>Mr. P. Maskell<br/>Mr Parris<br/>Mr A. Drummond- Burnett<br/>Dr D Richardson<br/>Mr M. Wyatt</i> | <i>16/0488/FUL Outline: Major: Application for up to 17 dwellings (Access only) at Land off Cob Lane and Old Stone Trough Lane, Kelbrook</i>  | <i>Minute No. 83(a)</i> |

*Nigel Campbell*

*16/0568/VAR Full: Variation of Condition:  
Removal of Condition 2 (Holiday occupancy) of  
Planning Permission 13/07/0548P at Hollin Bank  
Cottage, High Lane, Salterforth*

*Minute No. 83(a)*

**78.**

**JOHN DAVID**

The Chairman referred to the recent death of former Borough Councillor Mr John David and paid tribute to his many years of service to the people of Pendle.

**79.**

**DECLARATIONS OF INTEREST**

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

**80.**

**PUBLIC QUESTION TIME**

There were no questions from members of the public.

**81.**

**MINUTES**

**RESOLVED**

That the Minutes of this Committee, at the meeting held on 6<sup>th</sup> September 2016, be approved as a correct record, and signed by the Chairman.

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

Sergeant Tim Hitchen, the new Sergeant for Colne and West Craven, attended the meeting. He said he had been in the job for only 2 days, although he had policed the Pendle area for over 20 years. He understood that the Police had not attended the last few meetings and said there would be a better Police presence at future meetings, work permitting. He circulated contact cards to Members of the Committee and said they were welcome to contact him at any time.

Sergeant Hitchen presented crime statistics for August and September 2016 and said he would continue to provide monthly comparisons from the previous year at future meetings.

There was concern about a worrying trend of hate crimes in the area. Sergeant Hitchen said he would look into this issue and report back at the next meeting. It was reported that cars continued to speed through Bracewell to Barnoldswick. Sergeant Hitchen was asked to see if he could arrange speed checks in the vicinity. There were also problems raised about anti-social behaviour at the Northolme Estate and Cemetery Road in Earby.

There was a discussion about the PACT priorities (6 for Barnoldswick and 3 for Earby) which had been agreed at previous meetings and reported to the Police. Although there were no longer PACT meetings, Councillors felt that the Committee had an important role in continuing to raise issues and areas of concern with the local Police.

**RESOLVED**

That Sergeant Hitchen be warmly welcomed to the West Craven area.

**83. PLANNING APPLICATIONS**

**(a) To be determined**

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

**16/0476/FUL Full: Major: Excavate 12,600m<sup>3</sup> of spoil (Retain 5,500m<sup>3</sup> on site and remove 7,100m<sup>3</sup>), 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**

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

*(Cllr D. M. Whipp declared a personal interest in this item.)*

**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: 70-001 3, 70-002 3, 1009801-CL-XX-(90)-1007 A, 1009801-CL-XX-(90)-1008 A, 20-001 9, 20-002 6, 20-03 6, 20-004 2, 20-005 5, 20-006 4, 20-007 3, 24-001 4, 24-002 2.

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

3. All materials to be used in the proposed development shall be as stated on the 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 development hereby approved shall not commence unless and until a method statement detailing the particulars of any excavation, earthworks and retaining structures within the site has been submitted to and approved in writing by the Local Planning Authority. The statement shall include all necessary and associated structural information and the development shall be carried out in strict accordance with the approved details and shall not be varied without the prior written approval of the Local Planning Authority.

**Reason:** To safeguard the adjacent canal bank and ensure appropriate construction methods.

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. The scheme shall include details of the flow attenuation measures for the surface water disposal system including final run off rates. The approved systems shall be installed in their entirety prior to the first use of the extensions hereby approved and shall thereafter be retained.

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

6. The recommended mitigation measures as outlined in the Noise Assessment report carried out by AECOM dated July 2016, detailed in paragraphs 6.41 of the document shall be installed in their entirety prior to the first use of any extension hereby approved. Thereafter, unless otherwise agreed in writing by the Local Planning Authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

**Reason:** In the interests of residential amenity

7. No vegetation or tree clearance work shall take place during the bird breeding season. Such activities shall be confined between the months of October (start) to February (end) unless a bird breeding assessment and is undertaken by a suitably qualified ornithologist along with a report of the findings to identify if any breeding birds would be affected. Any clearance outside of the period between October to February (inclusive) must be agreed in writing by the Local Planning Authority and clearance thereafter shall be undertaken in strict accordance with the approved details.

**Reason:** To ensure that suitable habitats for breeding birds are not harmed.

8. Prior to the commencement of development on site a method statement shall be submitted to the Local Planning Authority for written approval which shall include the following:
- i) the parking of vehicles of site-operatives and visitors
  - ii) loading and unloading of plant and materials
  - iii) storage of plant and materials used in constructing the development
  - iv) wheel-washing facilities
  - v) measures to control the emission of dust and dirt during construction
- the development shall proceed strictly in accordance with that method statement.

**Reason:** In the interests of residential amenity and highway safety.

9. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority 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. 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:** To identify any contamination of the site from previous uses and to ensure remediation of any contamination to safeguard future users or occupants and the environment beyond the site and prevent contamination of the controlled waters.

## **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 the Local Plan Part 1. There is a positive presumption in favour of approving the application and there are no material reasons to object to the application.***

**16/0477/FUL Full: Major: Excavation and removal of 12,600m<sup>3</sup> 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**

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

*(Cllr D. M. Whipp declared a personal interest in this item.)*

The Planning, Building Control and Licensing Services Manager reported that there was an issue with the plans and with the agreement of the applicant requested that the application be deferred.

**RESOLVED**

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

**16/0488/OUT Outline: Major: Application for up to 17 dwellings (Access only) at Land off Cob Lane and Old Stone Trough Lane, Kelbrook for Mr A. Parker and Miss E. Parker**

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

*(G. Wilson declared a personal interest in this item.)*

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting with additional neighbour comments and further comments from Statutory Consultees and the agent. The Council's Conservation Officer's response was that the heritage assets assessment was inadequate. It had not adequately considered the impact of the development on the significance of the designated heritage asset and the extent of any harm caused. A revised heritage statement would be required to address a number of issues. The recommendation had therefore been changed to refusal on heritage grounds.

**RESOLVED**

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

1. The development would have a severe adverse impact on highway safety to the detriment of existing users of the highway network and pedestrians. The application thereby fails to accord with Policy ENV4 of the Local Plan Part 1 and paragraph 32 of the National Planning Policy Framework.
2. The applicant has failed to adequately assess the impacts of the proposed development on the Listed Buildings adjacent to the site. The development will have an adverse impact on the designated heritage assets and the application thereby fails to accord with paragraphs 124 and 134 of the National Planning Policy Framework.

**16/0568/VAR Full: Variation of Condition: Removal of Condition 2 (Holiday occupancy) of Planning Permission 13/07/0548P at Hollin Bank Cottage, High Lane, Salterforth for Mr and Mrs N. Campbell**

**RESOLVED**

That the application to have Condition 2 (Holiday occupancy) of Planning Permission 13/07/0548P removed 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 County Planning Act 1990.
2. Before the commencement of the use hereby approved, the junction of the access road with High Lane shall be widened to 5.5m and shall include the provision of separate pedestrian access in accordance with a scheme that shall be submitted to and approved in writing with the Local Planning Authority.

**Reason:** In the interests of highway and pedestrian safety.

3. Before the commencement of the use hereby permitted, that part of the access extending from the highway boundary for a minimum distance of 10 metres into the site shall be appropriately paved in tarmacadam, concrete block pavements, or other hard surfacing to be first agreed in writing with the Local Planning Authority.

**Reason:** To prevent loose surface material from being carried on to the highway thus causing a potential source of danger to other road users.

4. Prior to the dwelling first being occupied two passing places shall be formed in accordance with siting, surfacing and size details first agreed in writing by the Local Planning Authority.

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

## **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 removal of condition is acceptable in terms of policy, residential amenity, visual 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.***

## **(b) Planning Appeals**

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

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

### **(a) Outstanding**

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

## **RESOLVED**

That the Planning, Building Control and Licensing Services Manager be asked to remove 39 Rainhall Road and 43 Coates Avenue (after the grass was cut) from the outstanding enforcement list following compliance.

### **(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.

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

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

**RESOLVED**

That the £254 and £210 underspends from the Memorial Garden water connection and the covered walkway in the garden at Cravenside be deallocated.

**REASON**

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

**86. TRAFFIC LIAISON MEETING**

The minutes of a meeting of the Traffic Liaison Meeting held on 14<sup>th</sup> September were submitted for information. Members discussed County Council's proposal to provide a bus stop clearway on Gisburn Road, Barnoldswick at the junction with Edmond Street. There was also discussion about the Salterforth Village Section 106 Agreement regarding the pedestrian crossing.

**RESOLVED**

- (1) That County Council be advised that the Committee did not wish to see the provision of a bus stop clearway with reduced zig zags on Gisburn Road at the junction with Edmond Street.
- (2) That the Planning, Building Control and Licensing Services Manager be asked to inform the developers of the new housing development in Salterforth and County Council that a pedestrian crossing for the Village had been agreed as part of the Section 106 Agreement, and for an update to come back to the next meeting.

**REASON**

- (1) *Provision of a bus stop clearway in this location could impact on local businesses and the current situation was acceptable if enforced.*
- (2) *In the interests of highway safety and in accordance with the original planning consent.*

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

An update had been provided on progress with the above agreements.

**RESOLVED**

That the Head of Legal be asked to submit a report to the next meeting on the latest development regarding the Dual Use Agreement of West Craven Sports Centre between the Governors of West Craven High School and Pendle Leisure Limited.

**REASON**

*To fully understand the latest developments with the Dual Use Agreement.*



**88. 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.

**89. PRESCRIPTION FOR WELLBING SMALL GRANTS FUND**

The Committee was informed about the Prescription for Wellbeing Fund which was open to community groups/organisations to apply for small, main and large grants. 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.

**90. ENVIRONMENTAL BLIGHT**

The Neighbourhood Services Manager submitted a report on environmental blight sites in West Craven. It was reported that Earby Town Council was willing to regularly maintain the Land at Junction of Goodhall Close and Victoria Road provided the site was first cleared of vegetation.

**RESOLVED**

- (1) That the Neighbourhood Services Manager be asked to allocate £400 from Earby's allocation of the 2016/17 Capital Programme to enable the Land at Junction of Goodhall Close and Victoria Road, Earby to be cleared from vegetation and overhanging trees.
- (2) That £520 + VAT be provided from the Barnoldswick allocation of the 2016/17 Capital Programme to cover half the total cost of installing barriers at the untarmacked part of Greenberfield Lane Car Park in accordance with Option 2 set out in Appendix 1 of the report; the remaining half coming from Parks' budget.

**REASON**

- (1) *In the interests of visual amenity.*
- (2) *To prevent anti-social behaviour.*

**91. NORTH WEST AMBULANCE SERVICE**

The Chairman reported back on a meeting with the Interim Director of Operations, Ged Blezard and Sector Manager, Ian Walmsley from the North West Ambulance Service (NWAS) on 14<sup>th</sup> September to discuss ambulance response times in West Craven and related issues.

The NWAS had reported that activity was up across the north-west by 10-11% but their budget had only increased by 2%. They were hoping to make some operational management changes to improve the situation and reduce the number of unnecessary call-outs. However, the Service was clearly stretched and running out of funding. Furthermore, it was noted that the Community paramedic based in Barnoldswick would not be replaced.

A number of issues were raised about air ambulance transfers. Councillors were keen to establish protocols clearly defining landing/transfer sites so they could identify some further landing sites in West Craven.

**RESOLVED**

- (1) That the current pressures on the NWS be noted and the Committee continue to receive the quarterly statistics to monitor performance.
- (2) That a further meeting be arranged to discuss the minimum requirements/guidelines for air ambulance landing sites in West Craven.

**REASON**

*In the interests of public health.*

**92. FLOODING MEETING UPDATES**

Updates were given on three recent meetings to discuss flooding and flood alleviation measures in Barnoldswick and Earby.

The Ghyll Meadows flooding group had met on 12<sup>th</sup> September. Pendle Council had been successful in bidding for a £24,000 Environment Agency flood alleviation study for this area of Barnoldswick and work was underway. The results could mean that some flood alleviation works would be carried out in 2016/17. The flood barrier along Skipton Road had been completed. Barnoldswick Town Council had bid £10,000 for emergency flooding equipment and wanted to install a container for sandbags and other emergency equipment at West Close Lorry Park.

The Gillians Lane Catchment Area flooding group had met on 13<sup>th</sup> September and discussed the possibility of bidding for a flood alleviation study for this area of Barnoldswick. The Engineering Team was leading further investigations to inform where any grant money would be spent. It was noted that some properties were still eligible for Property Level Resilience Grants and had been encouraged to apply.

In Earby on 29<sup>th</sup> September there had been a Pendle Council Roadshow promoting the support available to people affected by the recent flooding and those flooded on Boxing Day last year. A public meeting was held afterwards with attendance from representatives of various agencies, including County Council, Yorkshire Water and the Environment Agency.

The Environment Agency reported that they had appointed contractors for work on the Victoria Clough culvert. Work was due to start this financial year.

Several properties in Earby on Red Lion Street, Selbourne Terrace, Water Street and Cemetery Road had been flooded on 13<sup>th</sup> September that did not qualify for Property Level Resilience Grants because they had not been flooded on Boxing Day. It was suggested that some of the funds in the Capital Programme for flooding alleviation, with match funding from the Committee's Capital Programme could be used to help residents install or build flood protection measures.

**RESOLVED**

- (1) That the Environmental Services Manager be asked to approve the siting of a sand bag container at West Clough Lorry Park for Barnoldswick Town Council.

- (2) That the Chairman and Ward Councillors be granted authority to liaise with the Financial Services Manager about creating an emergency flooding fund for residents affected by recent flooding but who did not qualify for Property Level Resilience Grants.

**REASON**

- (1) *To put in place measures to protect against future flooding.*
- (2) *To compensate people affected by recent flooding.*

**93. TELEPHONE BOX REMOVAL CONSULTATION**

Committee members were invited to comment on the proposed removal of a number of payphones within the West Craven area.

**RESOLVED**

That the Planning, Building Control and Licensing Services Manager be asked to consult Parish and Town Councils on the proposals.

**REASON**

*To seek local views on the future of certain BT payphones.*

**94. OUTSTANDING ITEMS**

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

- (a) West Craven Cycle Way.

Chairman.....