

**MINUTES OF A MEETING OF THE  
BRIERFIELD AND REEDLEY COMMITTEE  
HELD AT BRIERFIELD TOWN HALL  
ON 8<sup>TH</sup> NOVEMBER, 2016**

*PRESENT*

*Councillor N. Ashraf – Chairman (In the Chair)*

**Councillors**

*N. Ahmed  
M. Arshad  
Y. Iqbal*

**Co-optees**

*M. Hanif  
P. V. Bates*

**Officers in attendance**

*David Walker  
Kathryn Hughes  
Tim Horsley  
Lynne Rowland*

*Environmental Services Manager (Area Co-ordinator)  
Principal Development Management Officer  
Community Protection Co-ordinator  
Committee Administrator*

*(Apologies for absence were received from Councillor M. R. Arshad.)*



**91. DECLARATION OF INTERESTS**

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

**92. PUBLIC QUESTION TIME**

A petition was presented on behalf of the residents of Railway Terrace, Brierfield requesting that overgrown branches/trees on the public footpath be cut back. It was stated that the branches/trees were a hazard, particularly at night time, due to the absence of lighting in the area.

It was agreed that this would be looked into.

**93. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at a meeting held on 4<sup>th</sup> October, 2016 be approved as a correct record and signed by the Chairman.

**94. PROGRESS REPORT**

A progress report following action arising from the minutes of the last meeting was submitted for information.

**95. COMMUNITY SAFETY ISSUES AND POLICE MATTERS**

Members of the public were given the opportunity to raise local community safety issues with the Committee. No issues were raised.

The Chairman made reference to firework related incidents over the bonfire night period which had been brought to the attention of the police. Other specific issues would be raised directly with the local Inspector.

**96. PLANNING APPLICATIONS**

**(a) Planning applications to be determined**

The Planning, Building Control and Licensing Services Manager submitted a report of planning applications to be determined as follows –

**16/0447/HHO Full: Demolition of conservatory to rear and erection of a single storey extension to side/rear with flat roofed dormers at 15 Pennine Way, Brierfield for Mrs S. Akbar**

The Planning, Building Control and Licensing Services Manager submitted an update report which provided details of an amended scheme which comprised of a rear extension and dormer of an appropriate scale. The recommendation had therefore changed to approval subject to the imposition of standard conditions.

**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: 1:1250 location plan, SD-P-04 and SD-P-03 as amended and received by the Local Planning Authority on the 7<sup>th</sup> November, 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.

## **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. Following the submission of amended plans, the proposed development complies with the Local Plan Part 1, being appropriate in terms of scale, 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.***

**16/0552/FUL Full: Change of use to car sales at yard behind 13 Burnley Road, Brierfield for Mr Iqbal**

The Planning, Building Control and Licensing Services Manager submitted an update report regarding the neighbour objections.

## **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: LU046 P01, LU046 P03A

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

3. Prior to the commencement of development details of the surfacing materials to be used within the site (notwithstanding any details shown on previously submitted plan(s) 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. The use hereby approved shall not commence unless and until the parking layout and turning areas as indicated on the approved plan, are fully laid out, surfaced and made available for use. The layout shall thereafter be retained at all times whilst the use is operative.

**Reason:** In order to allow for the effective use of the parking areas.

5. There shall be no more than 6 vehicles for sale on the site at any time and any car for sale shall only be parked on site in the spaces allocated for sales on the approved plans. Staff cars shall at all times only be parked on the site in the space allocated on the same drawing. All other areas shall remain unobstructed at all time.

**Reason:** In the interests of highway safety and to ensure the effective use of the parking area.

6. No vehicular repairs or breaking shall take place at the site and the only valeting or car washing to take place on the premises at any time shall be associated with those cars for sale from this site.

**Reason:** In order to protect the visual amenity of the area that the Local Planning Authority can control the activities taking place on the site and prevent pollution of the surface water drainage system.

7. There shall be no external lighting on site without the prior written consent of the Local Planning Authority as to its type, intensity and location. Any lighting thereafter installed shall comply strictly with the details agreed in writing by the Local Planning Authority.

**Reason:** In order to prevent light pollution to nearby residents in the interests of amenity.

8. No customer shall be allowed to remain on the premises outside the following hours: 10:00 - 18:00 Monday to Saturday; 10:00 – 16:00 on Sundays or Bank Holidays.

**Reason:** To control the hours that customers remain on the premises in the interest of residential amenity.

9. Plans and particulars showing a scheme of 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. Such works shall be carried out concurrently with the rest of the development and in any event shall be finished before the site is first open to customers.

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

## **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 ENV2 and ENV4 of the Local Plan Part 1 and the saved Policy 31 of the Replacement Pendle Local Plan, being appropriate in terms of use, 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.***

**16/0614/HHO Full: Convert garage to habitable room and extend driveway at 16 Eskdale Close, Brierfield for Mr S. Hassan**

## **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: 1

**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 additional parking space within the curtilage of the property as shown on the approved plans shall be available for use prior to the first use of the room to be converted and shall be retained thereafter for the parking of vehicles in association with this property.

**Reason:** To ensure sufficient off street parking provision.

## **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 ENV2 and ENV4 of the Local Plan Part 1 and the saved Policy 31 of the Replacement Pendle Local Plan, being appropriate in terms of use, 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 reported that, as at today's date, there were no new appeals and no appeals outstanding.

## **97. ENFORCEMENT/UNAUTHORISED USES**

### **Enforcement Action**

The Head of Legal Services submitted a report on outstanding enforcement cases in the Brierfield and Reedley area.

**98. CAPITAL PROGRAMME 2016/17**

The Neighbourhood Services Manager reported that the current uncommitted balance of the Committee's capital programme for 2016/17 was £15,333.

One new bid of £5,000, for the provision of CCTV cameras around St Luke's Church buildings, Brierfield, was submitted for consideration.

**RESOLVED**

- (1) That a meeting be arranged with members of this Committee and members of St Luke's Parochial Church Council to discuss the issues referred to in the bid application.
- (2) That the bid be supported in principle and considered further at the next meeting of this Committee.

**REASON**

*To ensure the most effective allocation of the Committee's capital budget.*

**99. PROBLEM SITES**

The Planning, Building Control and Licensing Services Manager submitted a report on problem sites in Brierfield and Reedley.

**RESOLVED**

That further information on 27 Railway Street, Brierfield be submitted to the next meeting of this Committee.

**100. REQUEST TO REMOVE PUBLIC RECYCLING SITE  
FROM B&Q, CHURCHILL WAY, NELSON**

At the September meeting of this Committee, Members were advised that B&Q had made a formal request to remove the public recycling site from the site located off Churchill Way, Nelson. In response, members of this Committee and Nelson Committee had asked to meet with B&Q representatives to discuss the value of retaining the site.

The Environmental Services Manager submitted a report which advised Members that the meeting request had been declined and a further request had been made for the site's removal. This was therefore likely to take place in early December.

**101. WINTER BRIEFING NOTE – LANCASHIRE COUNTY COUNCIL**

A briefing note on how the County Council was preparing for the winter ahead was submitted for information. Further information on their winter campaign and flooding issues could be found on the County Council's website.

**102. ENVIRONMENTAL CRIME**

The Environmental Services Manager submitted a report which informed Members of the environmental crime action for 1<sup>st</sup> July to 30<sup>th</sup> September, 2016 in the Brierfield and Reedley area along with annual totals for 2016/17.

When discussing the report Members raised an issue with fly tipping at 7 Sackville Street, Brierfield which officers agreed to investigate.

**103. ENVIRONMENTAL VISUAL AUDITS**

The Neighbourhood Services Manager submitted a report which provided an update on the outcome of Environmental Visual Audits in Brierfield and Reedley.

**104. EMPTY HOMES UPDATE**

The Housing, Health and Economic Development Services Manager submitted a report which informed the Committee on the current position with vacant houses in Brierfield. A detailed list of the current status of the empty properties was provided to Members. Many of the properties had been in good order or undergoing renovation work, therefore a decision had been made to concentrate efforts on 29 of the poorest properties to bring them back into occupation.

**RESOLVED**

That the Empty Homes Officer be asked to present a report to the March, 2017 meeting of this Committee providing an update on progress with bringing the 29 properties back into occupation.

**105. ITEMS FOR DISCUSSION**

**Street lighting – 164 -166 Halifax Road, Brierfield**

It was reported that, since the street lights on Halifax Road, Brierfield had been changed to LED lighting, there was insufficient lighting outside 164-166 Halifax Road, Brierfield. It was noted that from number 152 onwards, there was no lighting on the even side of the road.

**RESOLVED**

That Lancashire County Council be asked to consider installing a street lighting column outside numbers 164-166 Halifax Road, Brierfield.

**REASON**

*To improve the lighting in the area.*

CHAIRMAN \_\_\_\_\_