

**MINUTES OF A MEETING OF THE  
BRIERFIELD AND REEDLEY COMMITTEE  
HELD AT BRIERFIELD TOWN HALL  
ON 7<sup>TH</sup> MARCH, 2017**

*PRESENT*

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

**Councillors**

*N. Ahmed  
M. Arshad  
M. R. Arshad  
P. McCormick  
Y. Iqbal*

**Co-optees**

*M. Hanif*

**Constabulary Representative**

*Inspector P. Goodall*

**Also present**

*Councillor M. Iqbal*

**Officers in attendance**

*David Walker  
Kathryn Hughes  
Lynne Rowland*

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

*(Apologies for absence were received from P. V. Bates (Reedley Hallows Parish Council).)*



The following persons attended the meeting and spoke on the items indicated –

<i>Nick Bannister</i>	<i>17/0002/FUL Erection of a stable building and formation of access track with parking area at Field 9199 Royle, Burnley</i>	<i>Minute No. 149(a)</i>
<i>Peter Foster Alan Kinder Frank Hayhurst</i>	<i>17/0008/OUT Outline: Major: Erection of 70 dwelling houses with access off Moorside Avenue with ancillary works (Access and Layout only) at land to the East of Moorside Avenue, Brierfield</i>	<i>Minute No. 149(b)</i>

**144. DECLARATION OF INTERESTS**

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

**145. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**146. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at a meeting held on 7<sup>th</sup> February, 2017 be approved as a correct record and signed by the Chairman.

**147. PROGRESS REPORT**

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

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

Inspector Goodall reported that year to date crime figures for Pendle showed an increase in all crime of 7.7%. A number of arrests had been made in relation to personal robbery and work was ongoing to tackle the increase in domestic burglary across the borough.

It was noted that Pendle Council's contribution to Police Community Support Officers (PCSOs) would cease from April, 2017.

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

**149. 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 –

**17/0002/FUL Full: Erection of a stable building and formation of access track with parking area at Field 9199 Royle, Burnley for Mrs K. Donohoe**

The Planning, Building Control and Licensing Services Manager reported receipt of comments from Reedley Hallows Parish Council, who objected to the application on several grounds.

**RESOLVED**

That planning permission be **granted** subject to the following conditions –

1. The stables hereby permitted shall be used for the stabling of horses owned by or leased by the owner of the land and shall not be used for livery or any commercial purpose whatsoever at any time.

**Reason:** To safeguard the amenities of the area and in the interests of highway safety.

2. There shall be no external lighting of the development hereby permitted unless with the prior written consent of the Local Planning Authority as to the type, size, location, intensity and

direction of the lighting. Details of any lighting shall have been submitted to and agreed with the Local Planning Authority within two weeks.

**Reason:** In order to prevent light pollution to protect the character of the area.

3. Within two months of the date of this permission a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
  - a. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
  - b. an outline specification for ground preparation;
  - c. 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 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.

## **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 development is acceptable in terms of policy, design, amenity and highway safety. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.***

### **(b) Applications for comment**

The Planning, Building Control and Licensing Services Manager submitted a report which invited comments on the following planning application –

**17/0008/OUT Outline: Major: Erection of 70 dwelling houses with access off Moorside Avenue with ancillary works (Access and Layout only) at land to the East of Moorside Avenue, Brierfield for Admergill Avalon**

An update report was also submitted which provided comments and a number of suggested conditions by Lancashire County Council (LCC) Highways.

The Committee listened to the comments of the public speakers which included concerns over privacy; traffic; wildlife; lack of affordable housing; access and layout; noise pollution; effect on the skyline/view; and the impact on people's wellbeing. A statement by the agent, in favour of the application, was also noted.

The Chairman explained that the application would be determined by the Development Management Committee later this month and the comments would be passed on.

**(c) 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.

**150. ENFORCEMENT/UNAUTHORISED USES**

**Enforcement Action**

The Head of Legal Services reported that there were no outstanding enforcement cases in the Brierfield and Reedley area.

**151. CAPITAL PROGRAMME 2016/17**

The Neighbourhood Services Manager reported that £4,244 of the Committee's capital budget remained unallocated. A full report would be submitted to the next meeting.

Members considered a verbal request for a £1,000 contribution to Brierfield Volleyball Club towards holding a volleyball tournament.

**RESOLVED**

That funding of £1,000 be awarded in principle to Brierfield Volleyball Club, subject to receipt of a satisfactorily completed capital programme bid form.

**REASON**

*To allocate the Committee's capital budget effectively.*

**153. TRAFFIC LIAISON MINUTES**

The minutes of the Traffic Liaison Meeting held on 9<sup>th</sup> February, 2017 were submitted for information.

**154. PROBLEM SITES**

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

It was noted that a meeting was to be arranged with the owner of the Marsden Cross, Higher Reedley Road, Brierfield and that an update would be reported to a future meeting.

**155. REAR OF 6-12 CAMBRIDGE STREET, BRIERFIELD**

Following a decision of this Committee, the Chairman reported that he had met with Councillor M. Iqbal, the Leader of the Council, on site at Cambridge Street, Brierfield. The Leader advised that he had since reported the issues to the Council's Strategic Director.

**156.**

**OUTSTANDING ITEMS**

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

- (a) Empty Homes Update – progress in bringing 29 properties back into occupation (08.11.16)

CHAIRMAN \_\_\_\_\_