

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 30th MARCH, 2017**

PRESENT –

Councillor G. Waugh (Chairman – in the Chair)

Councillors

*N. Butterworth
D. Clegg
S. E. Cockburn-Price
J. Cooney
M. S. Foxley
A. R. Greaves
J. A. Nixon
G. Roach
P. White*

Co-optees

B. Hodgson (Trawden Forest Parish Council)

Officers in attendance:

<i>Peter Atkinson</i>	<i>Neighbourhood Services Manager/Area Co-ordinator</i>
<i>Neil Watson</i>	<i>Planning, Building Control and Licensing Services Manager</i>
<i>Jane Watson</i>	<i>Head of Democratic Services</i>

(Apologies for absence were received from Councillors D. E. Lord, N. T. McCollum and S. Petty).



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

<i>John Macbeth</i>	<i>17/0045/HHO Full: Demolition of existing extension and erection of two storey extension to rear at Claines, Skipton Old Road, Colne</i>	<i>Minute No. 153(a)</i>
<i>Alan Davies</i>	<i>17/0085/VAR Full: Major: Removal of Condition: Remove condition 3 (chimneys) of planning permission 13/16/0018P on land at Peter Birtwistle Close and Carry Lane, Colne</i>	<i>Minute No. 153(a)</i>



149.

DECLARATIONS OF INTEREST

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

Councillor P. White declared a prejudicial interest in minute number 153(a) in relation to planning application 17/0021/FUL – Craigmere, Keighley Road, Colne.

150. PUBLIC QUESTION TIME

There were no questions from members of the public.

151. MINUTES

RESOLVED

That the Minutes of the meeting held on 9th March, 2017 be approved as a correct record and signed by the Chairman.

152. PROGRESS REPORT

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

153. 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:

Councillor P. White declared a prejudicial interest in the following planning application and withdrew from the meeting during discussion.

17/0021/FUL Full: Erection of a mixed use agricultural livestock, dairy and equine stable building and change of use of land from agricultural to mixed agricultural and equine use at Craigmere, Keighley Road, Colne

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: 17/001/1a, 17/001/2.

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

3. Notwithstanding any indication on the approved plans and application forms no permission is granted for the proposed roofing material, the roof shall be natural slate or stone slate. The construction of the external walls of the development hereby approved shall not commence unless and until samples of the external materials to be used in the construction of the, roof and walls of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

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

4. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

5. Prior to commencement of the use of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

6. The stables hereby permitted shall be used for the stabling of horses owned by or leased to the occupier of Craigmore only and shall not be used for livery or any commercial purpose whatsoever at any time.

Reason: In the interest of highway safety.

The equine use of the land hereby permitted shall at all times be operated in accordance with the Pasture Management Plan received 13/01/2017.

Reason: To preserve the character and appearance of the Conservation Area and ensure the use does not adversely affect public rights of way.

7. Within two weeks of the commencement of the development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall make provisions for native species landscape screening to the north and west sides of the building 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;
 - c. an outline specification for ground preparation;
 - d. all proposed boundary treatments with supporting elevations and construction details;
 - 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 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 preserve the character and appearance of the Conservation Area.

REASON FOR DECISION

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 is acceptable in terms of policy, visual amenity, residential 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.

17/0045/HHO Full: Demolition of existing extension and erection of two storey extension to rear at Claines, Skipton Old Road, Colne for Mr. John MacBeth

A site visit was carried out prior to the meeting.

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:

ADM/16/35/04, ADM/16/035/03A/ ADM/16/35/01 & ADM/16/35/02.

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

3. Prior to the commencement of development samples of the proposed materials shall have been submitted to and approved in writing by Local Planning Authority. A sample panel of the approved stone coursing and pointing shall be erected on the site for approval by the Local Planning Authority prior to the extension being commenced. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: In order to ensure that the materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

REASON FOR DECISION

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 proposal for a two storey rear extension is acceptable subject to appropriate conditions. The development 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.

17/0085/VAR Full: Major: Removal of Condition: Remove condition 3 (chimneys) of planning permission 13/16/0018P on land at Peter Birtwistle Close and Carry Lane, Colne for the Peter Birtwistle Trust

RESOLVED

That reference to chimneys in condition 3 of planning permission 13/16/0018P be removed.

REASON FOR DECISION

For financial reasons and that there is no traditional street scheme to maintain.

154. 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.

Officers had met with the owner of the site on Carry Lane, Colne (ref. PLE/16/0172) and an update was given at the meeting. Planning applications had been requested for a mobile home and two caravans and a further caravan was to be removed from the site.

Reference was made to recent activities on the Persimmon Homes site on Knotts Drive, Colne which had caused problems for local residents. Regular monitoring of the site was being undertaken by planning officers to ensure the development complied with the approval given.

RESOLVED

- (1) That the report be noted
- (2) That the Persimmon Homes site on Knotts Drive, Colne be added as a regular agenda item for future meetings.

REASON

To monitor activities on the site.

(b) Enforcement Action

The Head of Legal submitted, for information, a report giving the up-to-date position on enforcement matters.

(c) Hubbs House Farm, Colne

The Planning, Building Control and Licensing Services Manager reported that the owner of the site had been in court on 24th March, 2017 but had only instructed his QC the day before. As a result the hearing had been adjourned until 21st April, 2017.

156. CAPITAL PROGRAMME 2016/17

The Neighbourhood Services Manager submitted a report on the Committee's Capital Programme for 2016/17 and 2017/18.

RESOLVED

- (1) That it be noted that only the schemes listed in Appendix 1 attached to the report have agreed funding.
- (2) That £1,000 be allocated to each Councillor for horticulture projects/events for use from January 2018.
- (3) That a further allocation of £17,333 for the Environmental Improvement Fund be agreed (split £4,000 for the Boulsworth, Horsfield, Vivary Bridge and Waterside Wards and £1,333 for Foulridge Ward) and any uncommitted funds from 2016/17 be carried forward with the proviso that they be spent in the 2017/18 financial year.
- (4) That the following allocations be de-allocated and added back into the Capital Programme for 2017/18:

	£	
Town Centre Improvements	5,000	
Premises Improvement Grants	10,000	
Bus Shelter, Keighley Road, Colne (Boulsworth Environmental Improvement Fund)	3,336	

- (5) That £1,000 be allocated to the Trawden Garden Committee From the Boulsworth Environmental Improvement Fund.
- (6) That £200 be allocated to Colne Horticultural Society and £500 to North Valley Youth Club from the Vivary Bridge Environmental Improvement Fund.
- (7) That £1,425 be allocated from the Committee's Capital Programme 2017/18 to provide match funding towards the reinstatement of road humps past numbers 90-100 Greenfield Road and for the installation of plastic road humps on Greenfield Road up to Colne Road.
- (8) That **£2,250** be allocated to **Colne Amateur Swimming Club** to provide Level 2 training for their teachers and **£700** be allocated to this year's **Colne Gala** event from the Committee's Capital Programme for 2017/18.
- (9) That it be noted that the following allocation of funding for horticulture projects/events be transferred:

Ward	Councillor	Allocation	Group
Vivary Bridge	David Clegg	£500	Friends of Alkincoats Park

REASON

To enable the capital programme funding to be allocated efficiently and effectively.

157. RESIDENTS' ONLY PARKING SCHEMES

Further to requests made at the last meeting, the Neighbourhood Services Manager provided updates on the following:

(a) Duke Street, Colne

The application for residents only parking for 2 to 18 and 7 to 23/29 Duke Street, Colne was referred to the Traffic Liaison Meeting on 16th April, 2015. Lancashire County Council (LCC) was unable to support the request. Despite the majority of residents at the top of Duke Street being in favour of the scheme, the scheme still did not meet the criteria for the number of non-residential vehicles parking on the street.

The LCC Officer was concerned that by placing restrictions on part of the street it would displace non-residents parking demand on neighbouring streets or into the unrestricted section of Duke Street. It could also create neighbour conflict as potentially some residents may not purchase a permit and park outside properties where there were no restrictions.

(b) Fothergill Street/Cragg Street, Colne

Lancashire County Council (LCC) had completed the consultation process associated with the proposal to introduce residents only parking controls on Cragg Street and Fothergill Street, Colne and no objections had been received. Unfortunately other highway works had taken priority and the signs and lines associated with the scheme would now be ordered and erected by LCC early in the new financial year.

158. ENVIRONMENTAL BLIGHT

The Neighbourhood Services Manager submitted, for information, an update on environmental blight sites within the Colne and District area.

It was reported that with regards to the land off Varley Street, Colne (adjacent to NR Engineering) the site had been planted up and would be maintained three times a year.

RESOLVED

That land off Varley Street, Colne be removed from the list.

REASON

Works had been completed.

159. 39-41 MARKET STREET, COLNE

The Strategic Director submitted a report following receipt of a request by the lessee to purchase the freehold or to extend the term of the lease of the land edged black on the plan attached to the report.

RECOMMENDATION

That the Executive be recommended to approve the extension of the lease of 39-41 Market Street, Colne by an additional 70 years.

REASON

A decision to dispose of the freehold would take away control from the Council and may affect future town centre redevelopment, but an extension to the lease would secure long term income for the Council and may result in an empty property being brought into use.

160. COLNE AND DISTRICT WORKING GROUP OF THE COLNE COMMUNITY SAFETY PARTNERSHIP

Minutes of a meeting of the above Group held on 9th March, 2017 were submitted for information.

161. OUTSTANDING ITEM

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

Use of UPVC within the Albert Road Conservation Area, Colne

Chairman _____