

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT
THE RAINHALL CENTRE,
BARNOLDSWICK
ON 7TH MARCH 2017**

PRESENT –

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

Councillors

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

Co-optees

G. Wilson

Police

*PC C. Nevison
PCSO N. Wallin*

Officers Present

N. Watson

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

J. Eccles

(Apologies were received from Councillor M. Adams.)



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

Wendy Watson

*16/0811/HHO Full: Erection of porch to front and
single storey extension to rear at 19 King Street,
Barnoldswick*

Minute No. 157(a)

153.

DECLARATIONS OF INTEREST

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

154.

PUBLIC QUESTION TIME

Peter Crompton from Moss Side Barnoldswick said that local residents were being subjected to contempt and disregard from workmen and contractors in connection with the Long Ing Lane housing development who were trying to gain access to the site. He gave some examples and circulated details to Members of the Committee.

The Planning, Building Control and Licensing Services Manager was asked to write to the developers reporting complaints from local residents about nuisance and inconsiderate behaviour, highlighting the correct access point, and asking that anyone working on the development be notified of this before they visited the site. He was also asked to report back to the next meeting

with details of the conditions agreed by the Planning Inspector and national guidance on permitted planning rights.

Residents were encouraged to report any potential breaches of the peace to the Police.

155. MINUTES

RESOLVED

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

156. POLICE AND COMMUNITY SAFETY ISSUES

PCSO N. Wallin and PC C. Nevison presented crime statistics for West Craven for February 2017 compared to the same period in 2016. They reported on progress with certain crimes and answered related questions. Crimes were broken down as follows –

	2016	2017
Burglary in a dwelling	2	1
Burglary other than a dwelling	1	4
Vehicle Crime	2	2
Hate crime	0	1
Assaults	5	7
Criminal Damage	6	14
ALL CRIME	26	33
Anti-Social Behaviour	33	12

Councillors were very concerned about a particular group of youths in Barnoldswick who were believed to be responsible for causing extensive damage to the Albert Hartley building, had broken into a number of properties, and suspected of causing damage to cars. There was concern that if action wasn't taken quickly the crimes would escalate. It was suggested that other agencies needed to be involved. PC Nevison admitted that this was a serious problem which his Team were aware of and trying to tackle. The Early Action Team had been working with some of the individuals. The Crime Prevention Unit, Social Services and West Craven High School were also involved.

Other problems mentioned were youths gaining access to the old Wardle Storeys buildings and a couple of burglaries in Earby. Members were concerned that CCTV in Earby wasn't working and said that this needed to be rectified as soon as possible. On New Road in Earby there were complaints about a car tow truck parking on the pavement outside the demolished mill so that people had to walk in the middle of the road. There was also parking on double yellow lines around the school on Gisburn Street, Barnoldswick and the Co-op Store in Earby.

RESOLVED

That the Head of Democratic Services be asked to write to Chief Superintendent Chris Bithell to convey the Committee's concern about the problems facing the local Neighbourhood Team and asking for extra resources so that effective action can be taken.

157. 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: 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

(Councillor L. Davy declared a personal interest in this item as he worked at Rolls Royce. It was not a disclosable pecuniary interest as defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 but he withdrew from the meeting when this application was discussed. Councillor D. M. Whipp said that he overlooked the site but did not have a disclosable pecuniary interest and would be taking part in the discussions.)

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 D, 1008(A) D, 1008(C) 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.

10. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 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 entirety 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: In the interests of visual amenity and to ensure that the site is suitably landscaped.

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.

16/0811/HHO Full: Erection of porch to front and single storey extension to rear at 19 King Street, Barnoldswick for Miss Watson

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

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, 5276-02A

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

3. The external facing and roofing materials (with the exception of the flat roof element to the rear) shall match those of the existing building in terms of type, size, form, texture and colour and there shall be no variation without the prior consent of the Local Planning Authority.

Reason: To ensure a suitable and appropriate finish to the development

4. Detailed plans and sections of the proposed windows and doors at a scale not less than 1:20, together with details of proposed finishes, shall be submitted to and approved in writing by the Local Planning Authority within one week of the first works on site. The development shall thereafter at all times be carried out in strict accordance with the approved plans.

Reason: To enable the Local Planning Authority to control the detail of the work and in order to protect and preserve the character of the adjacent Listed Building.

5. Prior to the commencement of development on site, details of the proposed mortar mix to be used for pointing the extensions shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the approved details.

Reason: To enable the Local Planning Authority to control the detail of the work and in order to protect and preserve the character of the adjacent Listed Building.

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 ENV1 and ENV2 of 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.

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager reported that there were no new or outstanding appeals at 27th February 2017.

158. ENFORCEMENT/UNAUTHORISED USES - COMPLAINTS RECEIVED

(a) Outstanding

The Planning, Building Control and Licensing Services Manager submitted a report detailing outstanding enforcement cases for information. He reported that an enforcement notice had been issued earlier in the day restricting the number of vehicles at 1 Avon Drive, Barnoldswick to three.

(b) Enforcement Action

The Head of Legal Services submitted a report giving the up-to-date position on progress in respect of enforcement notices which had been served.

159. CAPITAL PROGRAMME 2016/17

The Neighbourhood Services Manager reported that the balance for the Committee's Capital Programme for 2016/17 was £5,179: £1,746 for Barnoldswick and £3,433 for Earby. Three bids were submitted for consideration as follows –

Barnoldswick Town Football Club	£1,000 for updated kitchen facilities
Salterforth Parish Council	£750 for festive decorations
Kelbrook and Sough Parish Council	£1,000 for festive decorations

RESOLVED

- (1) That the bid from Barnoldswick Town Football Club seeking £1,000 towards the updating of their kitchen facilities be approved from the Barnoldswick allocation of the 2016/17 Capital Programme.
- (2) That £750 be allocated from the 2016/17 Capital Programme to Salterforth Parish Council and £1,000 to Kelbrook and Sough Parish Council for work relating to their festive decorations.
- (3) That the remaining £746 in the Barnoldswick allocation be granted to Barnoldswick Town Council towards the funding of the Valley Gardens Fair on 17th /18th June.

REASON

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

160. TRAFFIC LIAISON MEETING

The Neighbourhood Services Manager submitted the minutes of the Traffic Liaison Meeting held on 9th February 2017.

The Minutes included reference to discussions about the speed along Kelbrook Road at the new Silentnight housing development. County Council's latest thinking was to lower the speed to 50mph from Kelbrook roundabout to the entrance of the caravan park just before entering Salterforth Village and then bring the speed down to 30mph for Salterforth village. Travelling out of Salterforth to Barnoldswick the speed would then increase to 40mph before returning to 30mph (in line with current arrangements). It was noted that County Council would be consulting on the proposals in due course.

RESOLVED

That County Council be informed that the Committee agree in principle to the proposals for speed restrictions along Kelbrook Road.

REASON

In the interests of highway safety.

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

It was reported that a meeting had been arranged on 20th March 2017 with the Council's Corporate Director, the Chief Executive of Pendle Leisure Trust and the Interim Chief Executive of the Pendle Education Trust to discuss the dual use agreement between West Craven Sports Centre and West Craven High School. The outcome of the discussions would be reported to the next meeting.

162. REDIFFUSION CABLES IN BARNOLDSWICK TOWN CENTRE

The Planning, Building Control and Licensing Services Manager reported that he had not yet contacted the local cable company about the possibility of removing some of the old Rediffusion cables from Barnoldswick Town Centre. He would report back on any progress to the next meeting.

163. PROBLEM BUILDINGS

The Planning, Building Control and Licensing Services Manager submitted a report on problem buildings in West Craven.

RESOLVED

That Wardle Storeys be added to the problem sites list until the proposed development made the buildings secure.

REASON

In the interests of public safety.

164. FLOOD ALLEVIATION MEASURES IN EARBY

An update was given on the public meeting held on 2nd March with representatives of various agencies to discuss progress with flood alleviation measures in Earby. The meeting had been chaired by Councillor D. M. Whipp and it was agreed that his note following the meeting would be circulated to Members for information.

Chairman.....