

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 7th SEPTEMBER, 2017**

PRESENT –

Councillors

*D. Clegg
S. E. Cockburn-Price
J. Cooney
M. S. Foxley
N. T. McCollum
G. Roach
P. White*

Co-optees

A. Sutcliffe

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 N. Butterworth, A. R. Greaves, D. E. Lord, J. A. Nixon, S. Petty and G. Waugh).



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

<i>Jim Smart</i>	<i>17/0362/FUL Full: Major: Development of</i>	<i>Minute No. 69(a)</i>
<i>Emma Simpson</i>	<i>existing open land for the erection of 55</i>	
<i>Kathleen Appleby</i>	<i>dwelling of mixed type, with vehicular</i>	
<i>Claire Bradley</i>	<i>access from Red Lane and</i>	
<i>John Willcock</i>	<i>pedestrian/cycle link to The Meadows</i>	
	<i>including provision of public open space</i>	
	<i>and site drainage measures on land to the</i>	
	<i>north of The Meadows, Colne</i>	
<i>Andrew Braithwaite</i>	<i>Trawden Beer Festival</i>	<i>Minute No. 74(a)</i>



63.

APPOINTMENT OF CHAIRMAN

AGREED

That Councillor J. Cooney be appointed Chairman for the meeting.

Councillor J. Cooney (Chairman – in the chair)

64. DECLARATIONS OF INTEREST

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

Councillor G. Roach declared a personal interest in minute number 71 application for works to protected trees at Wayside Cottage, Greenfield Lane, Colne – owner of the property.

65. PUBLIC QUESTION TIME

There were no questions from members of the public.

66. MINUTES

RESOLVED

That the Minutes of the meeting held on 10th August, 2017 be approved as a correct record and signed by the Chairman.

67. POLICE ISSUES

Inspector Winter provided updates on the recent Blues Festival and the closure of the front counter at Colne Police Station.

This year's Blues Festival had been run by Colne Town Council and Inspector Winter praised the Council for the organisation of the event and said operationally the event had been a real success. He reported four arrests had been made over the Saturday and Sunday which, for a bank holiday weekend, wasn't anything unusual. Members of the Committee congratulated the Police on how they managed the event. It was acknowledged that there were a couple of areas which, with early planning, could be managed better next year and discussions between the Police and Colne Town Council were planned.

Inspector Winter assured the Committee that although the front counter at Colne Police Station was to close the remainder of the building would continue to be an operational base for the Police. He confirmed the public's access to the Police would not change.

Concerns were expressed that there was still a vacancy for a dedicated constable in the Rural Area. The Committee asked if this post was to remain and when/if it was to be filled. Inspector Winter said he would look into the matter and report back.

68. PROGRESS REPORT

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

69. PLANNING APPLICATIONS

(a) Applications to be determined

The Planning, Building Control and Licensing Services Manager submitted a report on planning applications to be determined as follows:-

17/0354/ADV Adv: Display of new signage to replace the existing at The Morris Dancers, Byron Road, Colne for Mr. Brian White

RESOLVED

That advertisement consent be **refused** for the following reason(s):-

****PLANNING TO ADD**** - felt the adverts were too high.

17/0403/VAR Section 73: Variation of condition 16 of application 13/15/0178P to allow working on remediation only between 07.30 hours and 18:30 hours Monday to Friday (inclusive) on land to the west of Knotts Drive, Colne for Persimmon Homes

(Before the vote was taken the Planning, Building Control and Licensing Services Manager advised that should the application be approved there would be a significant risk of costs. The matter would be referred to the Head of Legal Services and subject to his agreement the decision would stand referred to the Development Management Committee).

RESOLVED

That planning permission be **refused** for the following reason:

1. Residential amenity.

17/0362/FUL Full: Major: Development of existing open land for the erection of 55 dwellings of mixed type, with vehicular access from Red Lane and pedestrian/cycle link to The Meadows including provision of public open space and site drainage measures on land to the north of The Meadows, Colne for Beck Developments

(Before the vote was taken the Planning, Building Control and Licensing Services Manager advised that should the application be approved there would be a significant risk of costs. The matter would be referred to the Head of Legal Services and subject to his agreement the decision would stand referred to the Development Management Committee).

The Planning, Building Control and Licensing Services Manager circulated an update at the meeting. One further neighbour letter had been received objecting to the application and amended plans had been submitted which addressed a number of issues raised in the report.

RESOLVED

That planning permission be **refused** for the following reason:

1. Design.

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager reported that there was only one outstanding appeal:

17/0068/FUL Demolition of existing agricultural building and erection of 3 dwellings (re-submission) at Pike Laithe Farm, Lenches Road, Colne

70. ENFORCEMENT/UNAUTHORISED USES

(a) Outstanding enforcements

The Planning, Building Control and Licensing Services Manager submitted a report giving the up-to-date position on outstanding enforcement cases.

(b) Enforcement action

The Head of Legal Services submitted a report giving the up-to-date position on prosecutions.

(c) Hubbs House Farm, Colne

The Planning, Building Control and Licensing Services Manager gave an update on the current situation regarding Hubbs House Farm in Colne. On a recent visit hazardous substances had been found on the site and the owner had been arrested and then bailed. The Environment Agency had cautioned the driver of the vehicle and the Police had been called. The Police unfortunately did not respond in time. A multi-agency meeting was scheduled for 4th October, 2017.

(d) Persimmon Homes Site, Knotts Lane, Colne

The Planning, Building Control and Licensing Services Manager gave an update on progress with the Persimmon Site on Knotts Lane, Colne. Members of the public continued to complain about the mud on the road and vehicles parked up waiting to access the site. It was reported that there was no longer a wheel washing facility on site and signage to prevent vehicles accessing the site from Knotts Mount had not yet been erected.

The Planning, Building Control and Licensing Services Manager agreed to visit the site and arrange for a road sweeper if needed.

**71. APPLICATION FOR WORKS TO PROTECTED TREES
WAYSIDE COTTAGE, GLENFIELD LANE, COLNE**

The Planning, Building Control and Licensing Services Manager submitted a report requesting permission for works to be carried out to a protected sycamore tree. The tree was in an adjacent property but dominated one corner of the garden at Wayside Cottage, Greenfield Lane, Colne.

RESOLVED

That permission be granted for work to lift the crown of the protected sycamore tree to 4 metres, reduce the crown by 1 metre and crown cleaning to British Standard BS 2998:2010 at Wayside Cottage, Greenfield Lane, Colne.

REASON

To promote good health and management of the tree and to prevent the tree from becoming a nuisance in the future.

72. CAPITAL PROGRAMME 2017/18

The Neighbourhood Services Manager reported that the current balance for the Committee's capital programme for 2017/18 was £7,234.

73. STREET NAMING – LAND AT THE TOP OF HARRISON DRIVE, COLNE

It was reported that at the meeting of this Committee on 6th July, 2017 it was agreed that the street name for the new development on land at the top of Harrison Drive, Colne be named Campion Green. Unfortunately in the minutes of that meeting the resolution read:

“That the development at the top of Harrison Drive, Colne be named Campion Grove.”

RESOLVED

That the Committee's decision to name the development at the top of Harrison Drive, Colne as Campion Green be re-confirmed.

REASON

In accordance with the decision made at the last meeting.

74. ITEMS FOR DISCUSSION

(a) Trawden Beer Festival

It was reported that the Trawden Beer Festival, which was run by the Colne and Noyna Rotary Club, had been asked by Environmental Health Services to restrict the level of noise in its marquee to 65 db. This had resulted following complaints received by the Council regarding unacceptable noise levels at the last event. No complaints had, however, been made to the organisers of the event.

RESOLVED

That a meeting be held with organisers of the Trawden Beer Festival, representatives from Environmental Health Services, Licensing and Ward Councillors to discuss the matter further.

REASON

To come to an agreement that is considered appropriate by everyone affected.

(b) Former Providence Independent Methodist Church, Colne

Concerns were expressed that work had been undertaken at the former Providence Independent Methodist Church without planning permission. Officers had inspected the site and the owner had been told not to continue with the works. A retrospective planning application had been submitted

for works to the former toilet block but other work had resulted in decking and a fence being erected, also without planning permission.

Concerns were also expressed that cars were regularly seen parked around the area of the War Memorial which, it was reported, was something that should not be happening. It was thought that a condition restricting this had been included on the agreement when permission was granted for access around the War Memorial.

RESOLVED

- (1) That the Planning, Building Control and Licensing Services Manager be authorised to take enforcement action regarding the alleged unauthorised decking and fencing erected to the side of the former Providence Independent Methodist Church, Colne.
- (2) That Liberata Property Services be asked to investigate the alleged unauthorised parking around the site of the War Memorial on Albert Road, Colne.

REASON

- (1) ***To enforce the unauthorised development.***
- (2) ***To ensure the condition relating to no parking around the War Memorial is complied with.***

75. PARKS, RECREATION AND GREEN SPACES UPDATE

The Neighbourhood Services Manager submitted, for information, a report on current work and upcoming plans/developments for parks, recreation and green spaces in Colne and District.

76. VACANT HOUSES

The Housing, Health and Economic Development Services Manager submitted a report on the current position regarding the management of vacant house in Colne and District.

77. FORMER TOWER BALLROOM AND SUGAR HUT, KEIGHLEY ROAD, COLNE

The Committee considered the area of the former Tower Ballroom and the Sugar Hut on Keighley Road, Colne and felt that the area would benefit from being redeveloped. They considered apartments and car parking would be a suitable use for the site.

RESOLVED

That officers be asked to submit to a future meeting, a report on possible options for the redevelopment of the former Tower Ballroom and the site of the Sugar Hut on Keighley Road, Colne.

REASON

To consider improvements for an area of the town centre that was starting to decline.

78. UPDATE ON THE ROUNDABOUT AT SKIPTON ROAD, COLNE

The Neighbourhood Services Manager submitted a report on options for improvements to part of the roundabout at Skipton Road, Colne as shown hatched on the plan attached to the report.

The site was neglected and overgrown and there was a lot of tly-tipping. Most of the site belonged to the County Council but the part in the worst condition was unregistered and had never been properly maintained.

It was reported that there was still a problem with identifying ownership of the site.

RESOLVED

That this item be deferred pending further information.

REASON

Clarification to be obtained regarding ownership of the site.

**79. COLNE AND DISTRICT WORKING GROUP OF THE
PENDLE COMMUNITY SAFETY PARTNERSHIP**

Minutes of a meeting of the Colne and District Working Group of the Pendle Community Safety Partnership held on 10th August, 2017 were submitted for information.

80. MISCELLANEOUS MINUTES

Minutes of meeting sof Colne Markets Panel and Friends of Ball Grove were submitted for information.

81. PROBLEM SITES

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

RESOLVED

That the report be noted.

Chairman _____