

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 9th NOVEMBER, 2017**

PRESENT—

Councillor G. Waugh (Chairman in the chair)

Councillors

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

Co-optees

Mr. A. Sutcliffe

Officers in attendance:

Peter Atkinson *Neighbourhood Services Manager*
Jane Watson *Head of Democratic Services*

(Apologies for absence were received from Councillors N. Butterworth and S. Petty).

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The following person attended the meeting and spoke on the item indicated:

*Mr. Alan Kinder 17/0583/FUL Full: Change of use to residential
curtilage and construction of low level timber decks
and associated works at The Gables, Albert Road,
Colne Minute No. 103(a)*

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98.

DECLARATIONS OF INTEREST

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

99.

PUBLIC QUESTION TIME

There were no questions from members of the public.

100. MINUTES

RESOLVED

That the Minutes of the meeting held on 5th October, 2017 be approved as a correct record and signed by the Chairman.

101. POLICE ISSUES

In the absence of the Police no issues were raised.

102. PROGRESS REPORT

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

103. 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:-

17/0583/FUL Full: Change of use to residential curtilage and construction of low level timber decks and associated works at The Gables, Albert Road, Colne for Ms Kerry Hollyoak

RESOLVED

(1) That the Planning, Building Control and Licensing Services Manager be granted delegated to approve the application subject to the expiry of the consultation period and 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:

HOLL-04/Dig 00 & HOLL/04 Dig 01A.

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

3. The 2m high fence to the north of the site shall be retained at all times with appropriate landscaping as submitted on HOLL-04/Dig 01A to screen the fence and provide an acceptable level of privacy for the occupiers of unit 9 and the residents in adjacent Melling Court.

Reason: The potential impact on the residents would not be acceptable within this screening and landscaping being provided and retained in place.

4. The landscaping scheme shown on approved plan HOLL-04/DWG 01A shall be implemented before the decked/patio areas are first brought into use and shall thereafter be retained.

Reason: The potential impact on the residents would not be acceptable within this screening and landscaping being provided and retained in place.

5. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unlevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

Reason: To prevent trees or hedgerows on site from being damaged during building works.

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 use of the land and decked areas is acceptable and would have limited impact on the conservation area, protected trees and amenity subject to appropriate conditions. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

- (2) That the Planning, Building Control and Licensing Services Manager, in consultation with the Chairman and Vivary Bridge Ward Councillors add a condition to restrict parking on the application site.

104. 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

It was reported that a multi-agency meeting had been held approximately 6 weeks ago. At that meeting the Environment Agency, the Police and this Council had proposed to work together to arrange for vehicles used for unauthorised activity at this site to be seized. This was on the grounds of there being no carrier licence in place. This operation was due to start at the beginning of November and members asked what progress had been made.

RESOLVED

That the Neighbourhood Services Manager email progress to Members of the Committee.

(d) Persimmon Homes Site, Knotts Lane, Colne

There was nothing further to report.

105. CAPITAL PROGRAMME 2017/18

The Neighbourhood Services manager reported that the current balance for the Committee's Capital Programme for 2017/18 was £2,539.

A full report would be submitted to the next meeting.

106. PROPOSED INTRODUCTION OF BUSINESS PERMITS TO A RESIDENTIAL PERMIT PARKING SCHEME: DERBY STREET, COLNE

The Neighbourhood Services Manager submitted a report following a request from a local business to introduce business permits on the resident permit parking scheme on Derby Street, Colne.

Officers undertook a survey and circulated a questionnaire. A total of 43 properties were surveyed with 17 replies. Of these 4 were in favour of providing business permits and 13 were against.

A parking duration survey was also undertaken and the results were detailed in the report. It was apparent that there was more than sufficient availability for additional vehicles to be able to park in the parking bays during the day.

RESOLVED

- (1) That 5 business permits be issued for the use of businesses on Derby Street, Colne.
- (2) That the permits be limited to one per business, with the permits only being valid between the hours of 8.30 a.m. and 5.30 p.m. Monday to Friday.
- (3) That businesses be charged £30 for each business permit.

- (4) That Lancashire County Council be requested to amend the Traffic Regulation Order for resident permit parking on Derby Street in Colne to reflect the new parking restrictions.
- (5) That the introduction of business permits be reviewed in 12 months' time to assess any impact on parking.

REASON

To help support local businesses within the Derby Street area.

107. ITEMS FOR DISCUSSION

(a) Land South of North Valley Retail Park, Colne

Concerns were expressed that the footpath network on land above the Matalan Retail Park were in a poor state of repair and there were areas where the land was overgrown with coarse weeds. The Council owned part of the land and maintained this by cutting a 1m grass strip either side of the footpaths twice a year. The Council also litter picked from time to time. As well as the Council owning part of this land it was reported that part of the land was owned by the developers who had submitted a planning application for land at Argyle Street, Colne. They had indicated that whilst they were on site they would maintain the land within their ownership. It was unclear who else owned the land but a Land Registry enquiry had been submitted.

RESOLVED

That this item be deferred pending the results of the Land Registry enquiry.

(b) The Meadows off Red Lane, Colne

It was suggested that money from the capital receipt of this land be used to address traffic problems around Sacred Heart RC Primary School on Red Lane. It was felt by some Members that a meeting should be arranged with the school to discuss the possibility of providing a turning/parking bay within the school grounds. It was further suggested that the Neighbourhood Services Manager be asked to prepare some options to address the traffic problems in this area.

Reference was made to the Council's policy with regards to capital receipts and there was a discussion around the traffic problems outside the school on Red Lane. It was also reported that a meeting with the school was in the process of being arranged.

RESOLVED

That Members of Colne and District Committee be included in any discussions/meetings with other appropriate bodies regarding traffic problems experienced outside Sacred Heart School on Red Lane, Colne.

(c) Job Centre, Colne

Concerns were expressed about the condition of this property and that it had been vacant for some time.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be requested to submit a report to the next meeting with a view to this property being added to the problem sites list.

(d) Colne Football Club

It was reported that Colne Football Club were considering submitting a request for an asset transfer for the lease of land at Holt House and the Committee were asked to support this request.

Some Members expressed concern that the Committee were being asked to support something without first seeing a report.

RESOLVED

That, subject to a report being submitted to a future meeting, this Committee, supports in principle, the request from Colne Football Club for an asset transfer for the lease of land at Holt House, Colne.

108. ROUNDABOUT AT SKIPTON ROAD, COLNE

The Neighbourhood Services Manager submitted a report on the situation regarding land at Skipton Road roundabout in Colne. The Committee were asked to consider options for the improvement of the site and future maintenance.

The site was neglected and overgrown and there was a lot of fly tipping which created a bad image at an important gateway into the town. Most of the site belonged to Lancashire County Council but part of it was unregistered and had not been properly maintained.

Some maintenance of the site had already been carried out by the Council and there had been a suggestion that wildflowers be planted on the banking to minimise maintenance.

The Committee discussed a number of options but felt that before any planting was done the Council sought ownership of the land.

RESOLVED

That the Neighbourhood Services Manager be asked to investigate the possibility of the Council obtaining ownership of the unregistered part of the land shown hatched black on the plan attached to the report.

REASON

To ensure the land around the roundabout is properly and efficiently maintained.

109. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted, for information, an update on environmental crime in the Colne area for the period 1st July to 30th September, 2017.

110. PROBLEM SITES

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

111. TRAWDEN BEER FESTIVAL

It was reported that Ward Councillors had met with representatives from the Trawden Beer Festival, Environmental Health and Licensing Officers. The meeting had been called in response to complaints from residents regarding noise during the last Festival.

A number of solutions were discussed which would help to address noise issues for future events.

RESOLVED

That a further meeting be held in March 2018 with representatives from the Trawden Beer Festival and relevant officers to ensure everything is in place for next year's event.

REASON

To ensure the 2018 Festival does not cause any problems with residents.

112. 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 5th October, 2017 were submitted for information.

113. MISCELLANEOUS MINUTES

Minutes of meetings of the Friends of Alkincoats Park and the Friends of Greenfield LNR were submitted for information.

114. OUTSTANDING ITEMS

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

Former Tower Ballroom and Sugar Hut, Keighley Road, Colne (06.07.2017)

Chairman _____