

**MINUTES OF A MEETING OF THE
BRIERFIELD AND REEDLEY COMMITTEE
HELD AT BRIERFIELD TOWN HALL
ON 5TH DECEMBER, 2017**

PRESENT

Councillor N. Ashraf – Chairman (In the Chair)

Councillors

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

Co-optees

P. V. Bates

Constabulary Representative

Sergeant Damian Pemberton

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 Councillor N. Ahmed and M. Hanif (Brierfield Town Council.)



95. DECLARATION OF INTERESTS

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

96. PUBLIC QUESTION TIME

Mr Khan of William Street, Brierfield reported problems with water running off the old Mansfield School site into his property. The problem occurred in both wet and dry weather conditions and he therefore felt that it was related to the drainage on site.

The Committee agreed to ask that an officer of Lancashire County Council inspect the site and report back to a future meeting of this Committee.

97. MINUTES

RESOLVED

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

98. PROGRESS REPORT

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

It was reported that, at the request of this Committee, an inspection of the work at the Marsden Cross, Higher Reedley Road had been carried out. It was noted that a new opening had been created in the middle of the front boundary retaining wall off the car park to allow access onto the upper rear garden area. It was the view of the Principal Building Control Surveyor that this had not affected the house foundations to the nearby terrace properties.

However, there was still concern regarding the collapse of a large wall to the other side of the site, close to a footpath. A request was made for a further inspection to be carried out to assess whether this had affected the foundations to the properties on Higher Reedley Road.

99. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

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

At the last meeting of the Committee, concerns had been raised over serious anti-social behaviour incidents in Brierfield. Sergeant Pemberton advised that since then the situation had improved, with no major issues to report.

It was noted that there had been a slight increase in vehicle crime at the Reedley end of town. There had also been traffic issues in the vicinity of Reedley Primary School. A meeting had been held with the school staff with regard to the latter.

100. PLANNING APPLICATIONS

(a) Planning applications to be determined

The Planning, Building Control and Licensing Services Manager submitted a report of planning applications to be determined as follows –

17/0459/FUL Full: Major: Conversion of mill building to 52 residential apartments (Use Class C3) to third floor, part of 2nd and 1st floors; use ground floor as offices (Use Classes B1A and A2) and flexible use of 1st, 2nd and 3rd floor of café (Use Class A3) and drinking establishments (Use Class A4) external alterations to building including replacement windows and new formation of new entrances and roof alterations at Northlight, Glen Way, Brierfield for Pearl Brierfield Mill Limited

The Planning, Building Control and Licensing Services Manager submitted an update which detailed a request from Lancashire County Council Education and reported on further information received regarding the window details and pods. As a result the Committee was recommended to delegate grant consent subject to additional conditions.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be delegated authority to **grant consent** subject to the following conditions and additional conditions for drainage discharge rates, parking arrangements and electric charging points –

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 works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

A1118-LIB-B3-A1-00-ZZ-00-P2-001_P1_Existing Ground Floor Plan
A1118-LIB-B3-A1-00-ZZ-01-P2-001_P1_Existing First Floor Plan
A1118-LIB-B3-A1-00-ZZ-02-P2-001_P1_Existing Second Floor Plan
A1118-LIB-B3-A1-00-ZZ-03-P2-001_P1_Existing Third Floor Plan
A1118-LIB-B3-A1-00-ZZ-04-P2-001_P1_Existing Roof Plan
A1118-LIB-B3-A1-00-ZZ-B1-P2-001_P1_Existing Basement Floor Plan
A1118-LIB-B3-A1-00-ZZ-LL-E2-003_P1_Existing Elevations Sheet 1 of 2
A1118-LIB-B3-A1-00-ZZ-LL-E2-001_P1_Existing Elevations Sheet 2 of 2
A1118-LIB-B3-A1-00-ZZ-ZZ-3D-001_P1_Existing 3D's
A1118-LIB-B3-A1-20-ZZ-00-P2-001_P1_Proposed Ground Floor Plan
A1118-LIB-B3-A1-20-ZZ-01-P2-001_P1_Proposed First Floor Plan
A1118-LIB-B3-A1-20-ZZ-02-P2-001_P1_Proposed Second Floor Plan
A1118-LIB-B3-A1-20-ZZ-03-P2-001_P1_Proposed Third Floor Plan
A1118-LIB-B3-A1-20-ZZ-04-P2-001_P1_Proposed Roof Plan
A1118-LIB-B3-A1-20-ZZ-B1-P2-001_P1_Proposed Basement Floor Plan
A1118-LIB-B3-A1-20-ZZ-LL-E2-001_P1_Proposed Elevations Sheet 1 of 2
A1118-LIB-B3-A1-20-ZZ-LL-E2-001_P1_Proposed Elevations Sheet 2 of 2
A1118-LIB-B3-A1-20-ZZ-LL-S2-001_P1_Proposed GA Sections 1 of 2
A1118-LIB-B3-A1-20-ZZ-00-S2-001_P1_Proposed GA Sections 2 of 2
A1118-LIB-B3-A1-20-ZZ-ZZ-3D-001_P1_Proposed 3D's

Reason: For the avoidance of doubt

3. Prior to occupation of the residential accommodation hereby approved details of the car park and cycle store provision shall have been submitted to and approved in writing by the Local Planning Authority. The car park and cycling provision shall thereafter be provided in accordance with the approved details and be available for use by the residents.

Reason: In order to ensure that the development is served by an adequate level of car parking to prevent on street parking that would be inimical to highway safety.

4. The commercial uses hereby approved shall not be opened to customers unless and until the car park shown on approved drawing 0-051 Revision B has been provided, surfaced and marked out in its entirety and is available for use by the staff and customers.

Reason: In order to ensure that the development is served by an adequate level of car parking to prevent on street parking that would be inimical to highway safety.

5. No development hereby permitted shall commence on site unless and until a full drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The

scheme shall include details of the foul and surface water disposal systems and the capacity of those systems. The residential and commercial units shall not be occupied unless and until the drainage has been installed in its entirety in accordance with the approved scheme.

Reason: In order that the site is served by an adequate surface and foul effluent disposal system.

6. The development hereby permitted shall not be commenced unless and 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: 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 proposed development is acceptable in terms of design and materials, impact on amenity, impact on the Listed Building and the conservation area therefore complying with policies of the Pendle Local Plan Core Strategy. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

17/0460/LBC Listed Building Consent: Removal and reconfiguration of main roof to spinning mill, removal of roof to preparation block to form external public terrace, existing windows to be removed and replaced with timber double glazed units, form louvres and windows with screens or balustrades, remove and replace floors in engine house, form new internal stairs and remove vaults at Northlight, Glen Way, Brierfield for Pearl Brierfield Mill Limited

The Planning, Building Control and Licensing Services Manager submitted an update which reported on further information received regarding the window details and pods. It was noted that

comments were awaited from Historic England. Based on this information, the Committee was recommended to delegate grant consent subject to additional conditions.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be delegated authority to **grant consent** subject to the following conditions; additional conditions relating to the amended plans; and comments from Historic England being appropriately dealt with –

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

A1118-LIB-B3-A1-00-ZZ-00-P2-001_P1_Existing Ground Floor Plan
A1118-LIB-B3-A1-00-ZZ-01-P2-001_P1_Existing First Floor Plan
A1118-LIB-B3-A1-00-ZZ-02-P2-001_P1_Existing Second Floor Plan
A1118-LIB-B3-A1-00-ZZ-03-P2-001_P1_Existing Third Floor Plan
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A1118-LIB-B3-A1-00-ZZ-LL-E2-003_P1_Existing Elevations Sheet 1 of 2
A1118-LIB-B3-A1-00-ZZ-LL-E2-001_P1_Existing Elevations Sheet 2 of 2
A1118-LIB-B3-A1-00-ZZ-ZZ-3D-001_P1_Existing 3D's
A1118-LIB-B3-A1-20-ZZ-00-P2-001_P1_Proposed Ground Floor Plan
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A1118-LIB-B3-A1-20-ZZ-B1-P2-001_P1_Proposed Basement Floor Plan
A1118-LIB-B3-A1-20-ZZ-LL-E2-001_P1_Proposed Elevations Sheet 1 of 2
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A1118-LIB-B3-A1-20-ZZ-LL-S2-001_P1_Proposed GA Sections 1 of 2
A1118-LIB-B3-A1-20-ZZ-00-S2-001_P1_Proposed GA Sections 2 of 2
A1118-LIB-B3-A1-20-ZZ-ZZ-3D-001_P1_Proposed 3D's

Reason: For the avoidance of doubt

3. Prior to the commencement of development details of the schedule and methodology shall be submitted to and approved in writing by the Local Planning Authority for:
 - Proposed stonework repairs, replacements and alterations, new openings to be formed in stonework, including any stone cleaning and repointing. Samples shall be submitted for the stone cleaning and repointing.

- Works to windows and doors, including design of new frames, new window openings; materials, colours and finishes, including detailed plans and sections at not less than 1:20.

All works shall thereafter strictly conform to the details so approved.

Reason: In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

4. Prior to the commencement of development details of the design schedule shall be submitted to and approved in writing by the Local Planning Authority for all rainwater goods, including repairs to existing, new gutters and downpipes in cast iron to replace plastic including details of materials, colours and finishes.

All works shall thereafter strictly conform to the details so approved.

Reason: In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

5. Prior to the commencement of development details of the schedule of materials and design details shall be submitted to and approved in writing by the Local Planning Authority for:
 - New roofing and pods to spinning mills and engine house.
 - Terrace and other public realm areas including layout and finishes.
 - Additions, fixtures and other alterations to external facades and roofs to include flues, ventilation openings, pipework, ducts, plant, service runs, lighting, signage and public art including details of positions, materials and finishes.

All works shall thereafter strictly conform to the details so approved.

Reason: In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building.

6. Prior to the commencement of development details of the schedule and methodology shall be submitted to and approved in writing by the Local Planning Authority for:
 - Treatment of internal walls, floors and ceilings, to include materials, colours and finishes, insulation, and a scheme for the location, installation and design of building services and suspended ceilings.
 - Salvage, retention and display on site of original features, fittings or fabric to be removed.

All works shall thereafter strictly conform to the details so approved.

Reason: In order to ensure that the fabric of the building is repaired to a satisfactory standard in order to protect the character and appearance of the listed building

REASON

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act

1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the mill complex and as such accords with local and national policy requirements.

17/0541/LBC Listed Building Consent: Extension of coal-place (Retrospective) and re-roofing of coal-place in natural stone slate at Inghams Farm House, Royle, Reedley for Mr Brian Foster

RESOLVED

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

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

2037 01 Rev A

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

3. All materials to be used in the replacement roof of the proposed development shall be as stated on the application form and 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.

REASON

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the Grade II Listed Building, Inghams Farm House and as such there is no reason to refuse consent.

(b) Planning appeals

The Planning, Building Control and Licensing Services Manager reported receipt of the following new appeal –

17/0008/OUT
17/0016/AP/REFUSE

Appeal against refusal of outline major planning permission for 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 by Admergill SASS Avalon SASS

101. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

102. CAPITAL PROGRAMME 2017/18

The Neighbourhood Services Manager submitted a report which advised Members on the Committee's 2017/18 capital budget.

The following bid was submitted for consideration –

- Replacement of damaged street trees - £3,200

RESOLVED

That £500 be allocated for the replacement of damaged street trees.

REASON

To ensure the most effective allocation of the Committee's capital budget.

103. ANTI-SOCIAL BEHAVIOUR

Further to cases of serious anti-social behaviour in Brierfield being reported to the last meeting of the Committee, a brief update on progress with addressing the problem was circulated for information.

It was noted that things had settled down, with fireworks in particular no longer being a major issue. However, groups were still gathering around the town, with some throwing objects at vehicles.

A meeting to discuss the issue had recently been held where it had been agreed that further actions around targeting vulnerable young people and their parents, and young people causing concern due to their behaviour and their parents would be explored in more detail by the Police; Council; and Children and Families Wellbeing Service.

The Committee welcomed the news that there would be a full team of two Community Beat Managers (CBMs) and two Police and Community Support Officers (PCSOs) from January 2018.

104. WINTER BRIEFING NOTE – LANCASHIRE COUNTY COUNCIL

A briefing note on how the County Council was preparing for the winter ahead was submitted for

information. Further information and details on their priority gritting routes could be found on the County Council's website.

105. BRIERFIELD TOWN CENTRE PREMISES IMPROVEMENT GRANTS

The Housing, Health and Economic Development Services Manager reported that there were no Brierfield Town Centre Premises Improvement Grant applications for consideration at this meeting.

106. OUTSTANDING ITEMS

It was noted that the following item had been requested by this Committee and a report would be submitted to a future meeting –

- (a) 6-12 Cambridge Street, Brierfield (05.09.17)

CHAIRMAN _____