

119. PROGRESS REPORT

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

120. 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:-

17/0540/FUL Full: Retain external timber staircase and roof terrace to rear elevation (retrospective) at Tubbs of Colne, 82 Albert Road, Colne for Mr. Reece Smith

(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 departure from policy. 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 **granted** subject to a condition requesting the staircase be stained to a colour to be agreed with the Local Planning Authority.

Councillor G. Waugh (Chairman – in the chair)

17/0536/FUL Full: Erection of greenhouse in rear garden at Hey Royd, Skipton Old Road, Colne for Mr. & Mrs. Cockburn-Price

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: Location Plan, HB19110-001 A.

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

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, design, amenity and highway safety and would preserve the significance of the Conservation Area and Listed Building. 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.

17/0537/LBC Listed Building Consent: Erection of greenhouse in rear garden at Hey Royd, Skipton Old Road, Colne for Mr. & Mrs. Cockburn-Price

RESOLVED

That listed building consent be **granted** subject to the following conditions and reasons:

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, numbers: Location Plan, HB19110-001 A.

Reason: For the avoidance of doubt.

3. Prior to the commencement of the erection of the plinth walls of the greenhouse samples of the external materials of the walls shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

REASON FOR DECISION

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 Hey Royd. As such there is no reason to refuse consent.

121. 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 reported that the court case had been deferred pending further information regarding the finances of the land owner. The case was now listed for early January, 2018.

(d) Persimmon Homes Site, Knotts Lane, Colne

The Planning, Building Control and Licensing Services Manager advised the Committee that no further complaints had been received.

122. CAPITAL PROGRAMME 2017/18

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

The Committee were asked to consider a new bid of £388 for the replacement of damaged street trees and were asked to de-allocate £259 for a new waste bin on Market Street, Colne which had been replaced using existing funds.

RESOLVED

- (1) That it be noted that only the schemes listed in Appendix 1 had agreed funding.
- (2) That the following be allocated from the 2017/18 capital Programme:-
£388 for the replacement of damaged street trees.
- (3) That funding of £259 for a new waste bin on Market Street, Colne be de-allocated.

REASON

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

123. ITEMS FOR DISCUSSION

(a) Flooding on the M65

RESOLVED

That this item be deferred until the next meeting.

124. JOB CENTRE, 80 MARKET STREET, COLNE

The Planning, Building Control and Licensing Services Manager submitted a report on the condition of the former job centre building at 80 Market Street, Colne. Members had asked at a previous meeting that consideration be given to adding this building to the problem sites list.

It was reported that the former job centre had closed on 1st August, 2017 and although empty was currently being marketed for sale. The building was well maintained with no vandalism or other visual problems associated with it.

During discussion it was felt that now was not the right time to add this building to the problem sites list.

Reference was also made to the former Blockbuster unit. It was reported that there had been some damage to the roller shutters covering some of the windows. The Committee were concerned that the property was no longer secure and asked for officers to investigate.

The Committee also asked for a report, which was listed as outstanding, regarding the former Tower Ballroom and Sugar Hut be submitted to this Committee at the same time as the report on 80 Market Street, Colne.

RESOLVED

- (1) That a report be brought back to Committee in 4 months' time regarding the condition of 80 Market Street, Colne and proposed future uses for the former Tower Ballroom and Sugar Hut on the corner of Keighley Road, Colne.
- (2) That the Planning, Building Control and Licensing Services Manager be asked to visit the former Blockbuster unit to ensure it was secure.

REASON

- (1) *To monitor the condition of prominent vacant buildings within the town centre.*
- (2) *To ensure the former blockbuster unit was secure.*

125. LAND SOUTH OF NORTH VALLEY RETAIL PARK, COLNE

The Committee were advised that Bramall Properties owned a significant part of this land and had expressed an interest in maintaining it in conjunction with the Council. A plan identifying ownership of the land was circulated at the meeting.

RESOLVED

That the Neighbourhood Services Manager provide costings for maintenance of the land south of North Valley Retail Park in Colne prior to this being discussed with Bramall Properties.

REASON

To establish a suitable maintenance plan for the land.

126. GETTING READY FOR WINTER

The County Council's briefing note on "Getting Ready for Winter" was submitted for information.

127. 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 9th November, 2017 was submitted for information.

128.

FRIENDS OF BALL GROVE

Minutes of a meeting of the Friends of Ball Grove held on 14th November, 2017 were submitted for information.

129.

OUTSTANDING ITEMS

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

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

Chairman _____