

**NOTE OF A CALL-IN MEETING  
HELD ON 19<sup>th</sup> JANUARY, 2018 AT THE TOWN HALL, NELSON  
TO DISCUSS THE EXECUTIVE DECISION IN RESPECT OF  
DISPOSAL OF HOUSING SITES (in Earby)**

**PRESENT:**

**Councillors:**

M. Iqbal	Leader
R. Carroll	Caller-In
M. Goulthorp	Caller-In
M. Horsfield	Caller-In
A. Mahmood	Executive Member for Housing
B. Newman	Scrutiny Spokesperson
K. Turner	Scrutiny Management Team (Chairman)

**In Attendance:**

D. Langton	Chief Executive
J. Whittaker	Housing, Health and Economic Development Services Manager
L. Rowland	Committee Administrator – Scrutiny Lead
J. Watson	Head of Democratic Services

*(Apologies for absence were received from Councillor W. Blackburn)*

**Chairman**

Councillor K. Turner	Chairman – Scrutiny Management Team
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**1. DISPOSAL OF HOUSING SITES**

**Decision Called In**

At its meeting on 14<sup>th</sup> December, 2017 the Executive took the decision shown in the minute below which resulted in a Call In Notice being submitted by Councillors R. Carroll, M. Goulthorp and M. Horsfield:

**“110 DISPOSAL OF HOUSING SITES**

At the Executive meeting on 24<sup>th</sup> August, 2017 it was resolved “that a meeting be held with West Craven Committee and Earby Town Council to consider the possible disposal of land at Aspen Grove, Bailey Street and Red Lion Street, Earby and to discuss future housing/commercial sites in Earby.”

The meeting was held on 20<sup>th</sup> October, 2017 and the Executive were informed that following discussions there was no agreement on a way forward.

However, at a meeting of the West Craven Committee on 3<sup>rd</sup> October, 2017 it was resolved “that the Executive be informed that the Committee agree with Earby Town Council’s objection to the disposal of Aspen Grove, Bailey Street and Red Lion Street, Earby; that where possible brownfield sites be

built on first; and, that the options for potential housing/commercial sites be looked at more closely at the 20<sup>th</sup> October meeting.

Concerns were expressed that development on any one of the three sites could lead to potential flooding problems. Reference was also made to alternative brownfield sites and the need to meet the housing numbers required by Government.

The Executive were recommended to reconsider the possible disposal of these three sites.

## **RESOLVED**

That, with the exception of land at Red Lion Street, Earby the land at Aspen Grove and Bailey Street, Earby be declared surplus to requirements and disposed of.

## **REASON**

***To dispose of sites that can support the Council's growth objectives."***

## **REASONS FOR CALL IN**

Councillor Goulthorp explained that the reason for the Call In was that Earby Ward Councillors considered both land adjacent to Aspen Grove and land at Bailey Street should not be declared surplus due to drainage and flooding issues associated with both sites. Bailey Street was also one of the few green open spaces in Earby which, it was reported; the Council had acknowledged that there was a shortage of such spaces in this area.

A detailed explanation of the problems experienced with flooding in Earby was given by all three Earby Ward Councillors. Reference was also made to the Environment Agency and Yorkshire Water who were involved in identifying improvements to address these issues. Whilst the Ward Councillors acknowledged that they understood the Council's 'financial' reasons for declaring these sites surplus they felt that the infrastructure needed to be in place to accommodate any further development before this was done.

## **EXECUTIVE DECISION**

Reference was made to the report considered by the Executive in August, 2017. There followed a meeting with Earby Town Council and West Craven Committee but no compromise was made. It was explained that the Government had put forward housing figures which required local councils to build a specified number of houses within their boundary. The Council had already identified and disposed of a number of surplus sites for housing which had helped to stimulate housing growth within Pendle. To continue with this these two sites had been identified as surplus and development would assist in reaching the Government's housing target for this area.

Reference was made to funding which was available to help address flooding issues; the reduction in New Homes Bonus and the work currently being undertaken by the Environment Agency and Yorkshire Water to try to address these issues in Earby. It was also noted that development of these sites could not progress until planning permission had been obtained and applications for these two sites would be submitted to the West Craven Committee for consideration. All associated infrastructure could be addressed at that time.

## **SUGGESTED ALTERNATIVE COURSE OF ACTION**

Councillor Goulthorp reiterated that land at Aspen Grove and land at Bailey Street, Earby should not be declared surplus and put up for sale until the necessary infrastructure works had been completed to address the flooding and drainage issues which, he considered, development of these sites could lead to.