

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT
SALTERFORTH VILLAGE HALL, SALTERFORTH
ON 6TH FEBRUARY 2018**

PRESENT –

Councillor M. S. Goulthorp – Chairman (In the Chair)

Councillors

*M. Adams
R. E. Carroll
L. Davy
K. Hartley
M. Horsfield
J. Purcell
C. Teall
D. M. Whipp*

Co-optees

*G. Wilson
D. Oliver*

Officers Present

N. Watson

*Planning, Building Control and Licensing
Services Manager, Pendle Borough
Council (PBC) & Area Co-ordinator
Committee Administrator, PBC*

J. Eccles



The following person attended and spoke at the meeting on the item indicated –

<i>Debbie Richardson</i>	<i>17/0691/OUT Outline: Major: Erection of up to 10 dwellinghouses (Access only) (Re-submission) at Land off Cob Lane and Old Stone Trough Lane, Kelbrook</i>	<i>Item 136(a)</i>
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132.

DECLARATIONS OF INTEREST

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

133.

PUBLIC QUESTION TIME

Ian Longstaff from Earby presented a copy of the minutes from the last meeting of the Residents/Uniroyal Global Working Group meeting on 4th December 2017 and asked what progress Uniroyal Global had made on the various action points he had highlighted. He was concerned that the planning application might not have been submitted before Christmas as planned. He was also not sure whether the order for the new RTO system had been made.

The Planning, Building Control and Licensing Services Manager said, that as far as the Environmental Health Team were aware, the timetable and completion date had not changed,

although he could confirm that the planning application had not yet been received. He said the EH Team would get in touch with the company for an update.

It was noted that the next Working Group meeting was scheduled for Monday 16th April but Members thought it would be useful to meet sooner to discuss progress.

RESOLVED

That the Environmental Health Manager be asked to bring forward the next meeting of the Residents/Uniroyal Global Working Group to sometime before the next area committee meeting on 6th March.

134. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 9th January 2018, be approved as a correct record.

135. POLICE AND COMMUNITY SAFETY ISSUES

The crime statistics for January had been circulated prior to the meeting. Crimes were broken down as follows –

	2017	2018
Burglary in a dwelling	4	7
Burglary other than a dwelling	3	4
Vehicle Crime	5	4
Hate crime	1	0
Assaults	4	12
Criminal Damage	11	5
Other Crime	6	18
ALL CRIME	34	50
Anti-Social Behaviour	34	16

Reference was made to the overall increase in crime, although it was noted that anti-social behaviour had halved. Members agreed that the Neighbourhood Team had a difficult task policing the area with present resources.

It was noted that this item was intended to discuss community safety issues as well as Police issues and this should be reflected on future agendas.

Members asked if the Police could bring to the next meeting details of the way crimes were now recorded and what crimes fell under each heading.

136. PLANNING APPLICATIONS

(a) Planning applications

The Planning, Building Control and Licensing Services Manager submitted a report on the following planning applications for determination -

17/0691/OUT Outline: Major: Erection of up to 10 dwellinghouses (Access only) (Re-submission) at Land off Cob Lane and Old Stone Trough Lane, Kelbrook for Mr A. Parker and Miss E. Parker

(A site visit was undertaken prior to the meeting.)

(Before the vote was taken the Planning, Building Control and Licensing Services Manager advised that should the application be refused there would be a significant risk of costs in the event of an appeal. 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).

RECOMMENDATION

That the application be **refused** for the following reason –

Harm/heritage impact on Yellow Hall and Stoops Farmhouse and Barn

17/0741/FUL Full: Erection of a single dwellinghouse and improvements to access (Re-submission) at Land to south east of the Anchor Inn, Salterforth Lane, Salterforth for Mr Norman Whittaker

Members noted that this application had been withdrawn at the request of the applicant.

(b) Planning Appeals

The Planning, Building Control and Licensing Services Manager submitted a report on outstanding appeals for information. It was noted that the following appeals had been dismissed –

17/0245/FUL	Appeal against refusal of planning permission for erection of
17/0018/AP/REFUSE	three houses at Land off Gaylands Lane, Earby

17/0088/FUL	Appeal against refusal of siting of a timber holiday lodge at
17/0019/AP/REFUSE	Land to the north west of Letcliffe House, Manchester Road, Barnoldswick

(c) Application for Works to Protected Trees – St Michael's Church, Bracewell

The Planning, Building Control and Licensing Services Manager reported on a meeting which had taken place with the Council's Principle Environment Officer and Building Control Manager, the Arboricultural consultant, an engineer representative from the Churches Diocesan Advisory Committee and a Trustee of the Church. The group had discussed various methods of repairing the retaining wall but it was considered that each method would have a serious impact on the roots and stems of the trees or on the highway. So the recommendation was to grant permission for the removal of the protected trees but with a condition to replace them elsewhere on site.

Members thought that the replacement trees should have all year interest, so wanted to see some other native species planted in place of the proposed flowering cherry trees.

RESOLVED

That permission be granted for the removal of the trees with the condition to replace them with native trees with all year interest, and that the proposed planting scheme be delegated to the

Planning, Building Control and Licensing Services Manager, and that work proceed as soon as possible.

137. ENFORCEMENT/UNAUTHORISED USES - COMPLAINTS RECEIVED

(a) Outstanding

The Planning, Building Control and Licensing Services Manager submitted a report on outstanding enforcement cases for information, which was noted.

(b) Enforcement Action

The Head of Legal Services submitted a report for information, giving the up-to-date position on progress in respect of enforcement notices which had been served.

138. CAPITAL PROGRAMME 2017/18

The Neighbourhood Services Manager submitted a report on the Committee's 2017/18 Capital Programme. The balance for the Committee's 2017/18 Capital Programme was £1,970 - Barnoldswick: £339 and Earby: £1,631.

The report sought approval to procure works to refurbish the existing footways around Barnoldswick town square. The work would include relaying, replacing and repointing the natural stone flags shown on a plan attached to the report. The value of the works would be to a maximum of £10,640 and would come from the Barnoldswick Town Centre Improvement Scheme, with £8,640 already allocated from the Capital Programme and £2,000 from Barnoldswick Town Council.

RESOLVED

- (1) That £339 remaining in the Barnoldswick allocation be allocated to the Sensory Garden at Memorial Gardens for additional work that might be required.
- (2) That the Neighbourhood Services Manager be asked to seek the views of Barnoldswick Town Council on the final programme of works to refurbish the existing footways around Barnoldswick Town Square to a maximum of £10,640, and then to procure the works as soon as possible.

REASON

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

139. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report on environmental crime in West Craven for the period 1st October to 31st December 2017, which was noted.

140. REDIFFUSION CABLES – ALBERT ROAD AND RAINHALL ROAD TO ELLIS STREET

The Planning, Building Control and Licensing Services Manager submitted a report on the costs and issues of removing some of the old Rediffusion cables in Barnoldswick town centre. The report set out the works required and considerable costs if the work was to be carried out safely,

including a road closure and the use of scaffolding and a cherry picker. The report expressed concern about liabilities for potential damage caused to buildings or equipment as a result of the work. It also pointed out that this was not a statutory function of the Council.

It was noted that there was no funding in the Barnoldswick allocation of the 2017/18 Capital Programme to carry out any works in the current financial year.

RESOLVED

That this matter be deferred to the start of the next financial year to allow this matter to be given further consideration. In the meantime, that the Planning, Building Control and Licensing Services Manager be asked to request that County Council remove the cables that were hanging over the highway and causing a danger to the public.

REASON

In the interests of public health and highway safety.

141. GOSPEL MISSION HALL, BARNOLDSWICK

The Head of Legal reported that an enquiry had been received about the possible release or modification of the restrictive covenant on the Gospel Mission Hall so that the building and/or site could be used for educational purposes rather than as a place of worship. The Committee was asked for their views.

RESOLVED

That the Head of Legal be asked to explore the possibility of having a restricted relaxation of the covenant which would allow the building/land to be used for a non-domestic setting for childminding, subject to negotiations.

REASON

To allow the building/land to be used for another purpose, to benefit the local community.

142. GHYLL MEADOWS FLOODING ALLEVIATION WORKING GROUP

An update was given on a meeting of the Ghyll Meadows Flooding Alleviation Working Group which was held on 15th January 2018. Following the last meeting it was reported that the Environment Agency had included £300,000 in their Capital Programme for replacing the culvert at Ghyll Meadows. A full business case needed to be worked up to support the bid. However, it had not been possible to take this work forward because of the lack of engineering resources in the Neighbourhood Services Team. The Council had now advertised for another engineer and this new post would enable them to get on with the work.

Rolls Royce had reported that Northern Powergrid planned to carry out electrical works along Valley Drive which was the proposed route of the new culvert. There was concern that Councillors knew nothing about this. There was also concern about works proposed to crown lift the trees on Mucky Lane and Cross Lane (at the Salterforth end of the 33kv line).

RESOLVED

That Northern Powergrid be asked to meet with Members of the Committee and relevant officers to find out details of programmed works in Barnoldswick, and see whether any permissions were needed; to discuss the proposed electrical works along Valley Drive; and discuss the proposed tree works on Mucky Lane and Cross Lane in Salterforth.

REASON

To make sure residents and interested parties were aware of proposed works in the area by Northern Powergrid.

143. LEYLANDII TREES AT THE BOTTOM OF PRIORY WAY, BARNOLDSWICK

A report from the Neighbourhood Services Manager updated Members on the large trees at the bottom of Priory Way, which were felt to be dangerous, and presented three options and costings for consideration.

This matter had first been considered a year ago. At the time a scheme to remove all the leylandii trees, installing a post and rail fence and planting some trees was drawn up and £1,870 from the Committee's Capital Programme and £600 from the problem sites budget (managed by Neighbourhood Services) set aside for the work. However, the work didn't go ahead as neighbours couldn't agree on a way forward. The funding had been ring fenced and a further residents meeting had been held on 11th January 2018. It was now felt that there was enough agreement so that work could proceed.

RESOLVED

- (1) That the third option set out in the report be pursued with the proviso that a Yorkshire board 2m high timber fence be used and a crab apple tree or a similar native tree be used in the planting scheme rather than an ornamental cherry tree.
- (2) That Barnoldswick Town Council be asked to contribute £1,650 towards the scheme.
- (3) That the Neighbourhood Services Manager be asked to arrange for the work to be done as soon as possible before spring arrived.

REASON

To resolve the issue of the dangerous trees at the bottom of Priory Way.

144. OUTSTANDING ITEMS

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

- (a) Potential problem building – Mill Chimney and Old Engine House, New Road, Earby (9/1/2018)

Chairman.....