

**MINUTES OF A MEETING OF THE  
BRIERFIELD AND REEDLEY COMMITTEE  
HELD AT BRIERFIELD TOWN HALL  
ON 6<sup>TH</sup> MARCH, 2018**

*PRESENT*

*Councillor N. Ashraf – Chairman (In the Chair)*

**Councillors**

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

**Co-optees**

**Constabulary Representative**

*Inspector Andy Winter  
Sergeant Damian Pemberton*

**Officers in attendance**

<i>David Walker</i>	<i>Environmental Services Manager (Area Co-ordinator)</i>
<i>Kathryn Hughes</i>	<i>Principal Development Management Officer</i>
<i>Lynne Rowland</i>	<i>Committee Administrator</i>

*(Apologies for absence were received from P.V. Bates (Reedley Hallows Parish Council) and M. Hanif (Brierfield Town Council).)*



*The following persons attended the meeting and spoke on the items indicated –*

<i>Alan Kinder</i>	<i>17/0611/OUT Outline: Major: Erection of dwellings (Access only) at land to the South of Wood Clough Platts, Brierfield</i>	<i>Minute No. 140(a)</i>
<i>Mr Imran</i>	<i>Capital Programme 2017/18</i>	<i>Minute No. 142</i>

**135. DECLARATION OF INTERESTS**

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

**136. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**137. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at a meeting held on 6<sup>th</sup> February, 2018 be approved as a correct record and signed by the Chairman.

**138.**

### **PROGRESS REPORT**

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

**139.**

### **COMMUNITY SAFETY ISSUES AND POLICE MATTERS**

Members of the public were given the opportunity to raise local community safety issues with the Committee and the police representatives.

A resident of Colne Road, Reedley reported a major problem with speeding vehicles on Colne Road and questioned whether the speed camera by the Magistrates Court was working.

It was explained that this was an issue that the police were working on. There had been an increased police presence in the area in the last month. Local policing and response officers had targeted speeding individuals and a number of vehicles had been seized.

A request had been made to the Community Roadwatch Team for the speed gun to be used in the area. However it was noted that, as there was high demand, this may not be possible for a while.

In addition, it had been agreed to position a mobile Speed Indicator Device on Colne Road for a period of time.

Sergeant Pemberton also provided an update on police matters in the Brierfield and Reedley area. This included information on a dedicated evening patrol plan to deal with anti-social behaviour; upcoming joint working with Trading Standards; and work with the Modern Slavery and Human Trafficking Team, the Environmental Crime Team and the British Transport Police.

He also provided information on a 'Think before you park' scheme being carried out in schools.

The Police and the Committee were keen to work together in addressing issues. It was therefore agreed that arrangements would be made for police representatives to attend the local mosque during the school holidays to speak to children and their parents.

The Police were also happy to support any request made by this Committee for a two-way speed camera on Colne Road, Reedley.

**140.**

### **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 –

**17/0611/OUT      Outline: Major: Erection of dwellings (Access only) at land to the South of Wood Clough Platts, Brierfield for Cross Construction**

The Planning, Building Control and Licensing Services Manager reported receipt of an amended plan with regard to drainage and advised that condition three had been amended to take this into account. The recommendation to approve remained the same.

**RESOLVED**

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

1. An application for approval of the reserved matters (namely the appearance, landscaping, layout and scale of the site) shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

**Reason:** This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Details of the appearance and landscaping (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

**Reason:** In order to comply with the requirements of Section 92 of the Town & Country Planning Act 1990.

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

CROS23/DWG 01a and CROS23 Dwg 02.

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

4. Prior to commencement of development, a plan and written-brief detailing the proposed phasing of the site shall have been submitted to and approved in writing by the Local Planning Authority. Development shall not commence unless and until the scheme has been submitted and approved. Such detailing shall include details of the works involved in each phase and how each phase is to be completed in terms of the completion of roads, building operations, foul and surface water sewers and landscaping, and each phase shall be substantially completed before the next successive phase of the development is commenced. The approved scheme shall thereafter be carried out in strict accordance with the plan and brief.

**Reason:** To secure the proper development of the site in an orderly manner.

5. A scheme for the management (including maintenance) of the open space area, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall be carried out in full accordance with the agreed scheme before the first dwelling is occupied.

**Reason:** To ensure the site is properly maintained and managed in the interests of visual amenity.

6. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-

a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

b) A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Advisory Notes: (i) Where land identified as having the potential to be contaminated is undergoing redevelopment, a copy of the leaflet entitled 'Information for Developers on the investigation and remediation of potentially contaminated sites' will be available to applicants/developers from the Council's Contaminated Land Officer. The leaflet will be sent to the developer by request.

(ii) Three copies of all contaminated land reports should be sent to the Local Planning Authority.

(iii) This condition is required to be fully complied with before development is commenced. Failure to comply with the condition prior to commencement of work may result in legal action being taken.

**Reason:** In order to protect the health of the occupants of the new development and/or in order to prevent contamination of the controlled waters.

7. The development shall be carried out in strict accordance with the recommendations set out in the Extended Phase 1 Habitat Survey & Protected Species Survey/Assessment compiled by Pennine Ecological dated May, 2017.

**Reason:** To ensure protection of the habitat of bats which are protected under the Wildlife & Countryside Act, 1981.

8. No part of the development shall be commenced unless and until a Construction Code-of-Practice method statement has been submitted to and approved in writing by the Local Planning Authority. The code shall include details of the measures envisaged during construction to manage and mitigate the main environmental effects of the relevant phase of the development. The submitted details shall include within its scope but not be limited to:
- a) A programme of works including phasing, hours of operation and measures for the control of traffic to and from the site, and within the site, during construction.
  - b) The areas and methods of loading and unloading of plant and materials.
  - c) The areas for the storage of plant and materials.
  - e) Details, including likely vibration and noise levels at site boundaries, of the piling operations.
  - h) Location and details of site compounds
  - i) An overall Construction Monitoring programme, to include reporting mechanisms and appropriate redress if targets/standards breached
  - j) Noise-monitoring to be carried out for the construction period.
  - k) Parking area(s) for construction traffic and personnel
  - l) Details of the provision and use of wheel washing on the site
  - m) Site security

The Construction Code-of-Practice should be compiled in a coherent and integrated document and should be accessible to the site manager(s), all contractors and sub-contractors working on site. As a single point of reference for site environment management, the CCP should incorporate all agreed method statements, such as the Site Waste Management Plan and Demolition Method Statement. All works agreed as part of the plan shall be implemented during an agreed timescale and where appropriate maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that adequate measures are in place to protect the environment during the construction phase(s).

9. No development shall commence unless and until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority before any works commences on site.

**Reason:** To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

10. No development shall commence unless and until a scheme for the site access points and off-site highway works to facilitate the development have been submitted to and approved in writing by the Local Planning Authority. This shall include DDA compliant bus border kerbs at the bus stop on Clitheroe Road and the construction of a new footway on the south side on Clitheroe Road and the construction of a new footway on the south side of Clitheroe Road between Wood Clough Platts and Quakers View. The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the first dwellinghouse.

**Reason:** To ensure the site is accessible for all users.

11. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level to each plot before any development commences on that plot. The final wearing course shall be completed to each plot within 2 years of the substantial completion of each plot or within one week of the substantial completion of the final house on site whichever shall occur first unless another timescale is agreed in writing by the Local Planning Authority. If an alternative timescale is agreed the completion of the highway shall be undertaken in strict accordance with the agreed timescale.

**Reason:** To ensure that satisfactory access is provided to the site before construction of the development hereby permitted commences.

12. Prior to first occupation each dwelling shall have an electric vehicle charging point.

**Reason:** To ensure that the development provides for sustainable modes of travel.

13. Before a dwelling unit is occupied waste containers shall be provided on each plot.

**Reason:** To ensure adequate provision for the storage and disposal of waste.

14. No development shall commence unless and until a Framework Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority. The provisions of the Interim Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the development provides sustainable transport options.

15. No commencement of developments shall take place unless and until details of the proposed drainage at the base of the canal embankment have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be constructed in accordance with the approved details.

**Reason:** In the interests of ensuring the land stability of the adjacent embankment, in line with the requirements of paragraphs 109 and 121 of the National Planning Policy Framework.

16. Prior to the commencement of development, a works method statement for the works proposed to the canal embankment shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the proposed excavation works including foundations and details of the location of construction equipment on site to demonstrate how the structural integrity of the canal retaining embankment shall be protected during the course of the construction works. Construction shall thereafter be in accordance with the approved details.

**Reason:** In the interests of ensuring the land stability of the adjacent embankment, in line with the requirements of paragraphs 109 and 121 of the National Planning Policy Framework.

17. No development shall commence unless and until the following details have been submitted to, and approved in writing by, the Local Planning Authority.

Surface water drainage scheme which as a minimum shall include:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change – see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-changeallowances>), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
- b) The drainage scheme should demonstrate that surface water run-off must not exceed the existing pre-development runoff rate for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) Any works required on or off-site to ensure the adequate discharge of surface water without causing flooding or pollution (which should include the refurbishment or removal of any existing watercourses, culverts, headwalls or unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing where applicable;
- f) Site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via an ordinary watercourse will only be considered where infiltration is proved to be unsuitable;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

**Reason:** To ensure that the proposed development can be adequately drained, that there is no flood risk on or off the site resulting from the proposed development and that water quality is not detrimentally impacted by the development proposal.

## **Informatives**

1. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council, Highway Development Control email – [lhscustomerservice@lancashire.gov.uk](mailto:lhscustomerservice@lancashire.gov.uk) in the first instance to ascertain the details of such an agreement and the information to be provided.

2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority).
3. The applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works comply with the Trust's "Code of Practice for Works affecting Canal & River Trust.

## **REASON**

***The proposed outline scheme for 48 dwellinghouses is acceptable in terms of highway safety, landscape impact, ecology, trees, canal stability and drainage subject to appropriate conditions and clarification on the future maintenance of the outflow.***

**18/0028/FUL Full: Erection of a single two storey dwelling at 59 Pennine Way, Brierfield (land to rear) for Miss Isma Kausar**

The Planning, Building Control and Licensing Services Manager reported that this application had been withdrawn prior to the meeting.

## **(b) Planning appeals**

The Planning, Building Control and Licensing Services Manager reported that there was one outstanding appeal as follows –

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

## **141. ENFORCEMENT/UNAUTHORISED USES**

### **Enforcement Action**

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

## **142. CAPITAL PROGRAMME 2017/18**

The Neighbourhood Services Manager reported that £1,647 of the Committee's capital budget remained unallocated.

The following bids were submitted for consideration –

- Provision and maintenance of red grit bins -      £1,500
- Pendle Tigers Cricket Club -      £ 300



**RESOLVED**

- (1) That £300 be allocated in support of Pendle Tigers Cricket Club.
- (2) That £1,200 be allocated to fund the budget overspend created during the replenishing of grit bins in February and provide for an additional re-fill of the 30 red grit bins currently in place prior to the end of this municipal year or in preparation for next winter.

**REASON**

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

**143. TRAFFIC LIAISON MINUTES**

The minutes of the Traffic Liaison meeting held on 8<sup>th</sup> February, 2018 were submitted for information. These included a record of the decision taken with regard to a request for traffic calming on Borrowdale Drive, Reedley.

**144. PROBLEM SITES**

The Planning, Building Control and Licensing Services Manager submitted a report on problem sites in Brierfield and Reedley.

With regard to the former Marsden Cross Public House, it was reported that scaffolding was now in place in preparation for works to start. A building regulations application was expected shortly.

**145. 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.

CHAIRMAN \_\_\_\_\_