

175. MINUTES

RESOLVED

That the Minutes of the meeting held on 8th March, 2018 be approved as a correct record and signed by the Chairman.

176. PROGRESS REPORT

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

177. POLICE ISSUES

In the absence of the Police no issues were raised.

178. PLANNING APPLICATIONS

(a) Applications to be determined

The Planning, Building Control and Licensing Services Manager submitted a report on planning applications determined as follows:-

18/0011/VAR Variation of condition: Removal of condition 4 of planning permission 13/14/0077P (contribution towards public open space and footpaths/cycleway improvements) on land at Peter Birtwistle Close and Carry Lane, Colne for Campbell Driver Partnership

RESOLVED

That planning permission be **granted** subject to the following conditions and reasons:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, 141/02 and 141/04.

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

2. No part of the development shall take place until a Planning Obligation pursuant to section 106 of the Town & Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The said obligation shall provide for improvements to the footpath network in the locality.

Reason: In order to provide a choice of sustainable transport modes.

3. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, D, E of Part 1 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

D) no porches shall be erected

E(a)) no buildings, enclosures, swimming or other pools shall be erected or constructed within the curtilage of the building(s)

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and amenity of the area and impacts on neighbouring properties.

4. The scheme for the disposal of foul and surface water shall be implemented in full accordance with the details approved on the 3rd January, 2018.

Reason: To control foul and surface water flow disposal and prevent flooding.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Carry Lane to points measured 56m to the left on egress and 38m to the right on egress along the nearer edge of the carriageway of Carry Lane, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority.

Reason: To ensure adequate visibility at the street junction or site access.

6. The development shall be implemented in full accordance with the Construction Code-of-Practice approved on the 3rd January, 2018.

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

7. The car park shall be surfaced or paved in accordance the scheme details approved on the 3rd January, 2018.

Reason: To allow for the effective use of the parking areas.

8. The development shall be implemented in accordance with the highway works approved on the 3rd January, 2018.

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

9. The development shall be implemented in accordance with the off-site highway works approved on the 3rd January, 2018.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

10. The development hereby permitted shall be implemented in accordance with the approved Flood Risk Assessment (FRA)(Report No. 2014-039, Flood Risk Consultancy, 25/03/14) including limiting the surface water run-off to 13.4l/s.

The mitigation measures shall be fully implemented prior to occupation in accordance with the timing/phasing arrangements embodied within the scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding.

11. The development shall be implemented in accordance with the landscaping scheme approved on the 3rd January, 2018.

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.

12. All hard and soft landscape works shall be carried out in accordance with the recommendations of BS 4428 (1989). The works shall be carried out prior to occupation of any part of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

13. Before a dwelling unit is occupied waste containers shall be provided in the bin/cycle storage areas on each plot.

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

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. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

18/0043/FUL Full: Retention of a single storey agricultural workers dwelling (retrospective) at Cowfield Farm, Burnley Road, Trawden for Mr. Robert Airey

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

18/0089/VAR Variation of condition: Variation of conditions 2, 7, 8, 11 and 13 of planning permission 16/0650/FUL on the site of the former Oak Mill, Skipton Road, Colne for PEARL2

RESOLVED

That planning permission be **granted** subject to the following conditions and reasons:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (As Amended).

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

Location Plan, Site Boundaries S1-A1 00-ZZ-LL-P2-002, Existing Site Plan S1-A1 00-ZZ-LL-P2-003, Proposed Site Plan Rev2, Site Levels Plan S1-A1 01-ZZ-LL-P2-004 Rev3, Site Sections Rev 1, Section & Elevation Reference Plan Rev1, B5*-A1-20-ZZ-00-3D-001-Rev2, B5*-A1-20-ZZ-00-P2-001-Rev1, B5*-A1-20-ZZ-LL-3D-001-Rev2, B5*-A1-20-ZZ-LL-E2-001-Rev2, B5*-A1-20-ZZ-LL-E3-001-Rev2, B5*-A1-20-ZZ-LL-E4-001-Rev1, B5*-A1-20-ZZ-LL-S2-001-Rev1, B5*-A1-20-ZZ-R0P2-001-Rev1, B5-A1-20-ZZ-00-3D-001-Rev2, B5-A1-20-ZZ-00-P2-001-Rev1, B5-A1-20-ZZ-LL-3D-001-Rev2, B5-A1-20-ZZ-LL-E2-001-Rev2, B5-A1-20-ZZ-LL-E3-001-Rev1, B5-A1-20-ZZ-LL-E4-001-Rev1, B5-A1-20-ZZ-LL-S2-001-Rev1, B5-A1-20-ZZ-R0P2-001-Rev1, B4-A1-20-ZZ-00-3D-001-Rev2, B4-A1-20-ZZ-00-P2-001-Rev1, B4-A1-20-ZZ-LL-3D-001-Rev2, B4-A1-20-ZZ-LL-E2-001-Rev2, B4-A1-20-ZZ-LL-E3-001-Rev1, B4-A1-20-ZZ-LL-E4-001-Rev1, B4-A1-20-ZZ-LL-S2-001-Rev1, B4-A1-20-ZZ-R0P2-001-Rev1, B3-A1-20-ZZ-00-3D-001-Rev2, B3-A1-20-ZZ-00-P2-001-Rev1, B3-A1-20-ZZ-01-3D-001-Rev2, B3-A1-20-ZZ-01-P2-001-Rev1, B3-A1-20-ZZ-LL-3D-001-Rev2, B3-A1-20-ZZ-LL-E2-001-Rev2, B3-A1-20-ZZ-LL-E3-001-Rev2, B3-A1-20-ZZ-LL-E4-001-Rev1, B3-A1-20-ZZ-LL-S2-001-Rev1, B3-A1-20-ZZ-R0P2-001-Rev1, B3*-A1-20-ZZ-00-3D-001-Rev2, B3*-A1-20-ZZ-00-P2-001-Rev1, B3*-A1-20-ZZ-01-3D-001-Rev2, B3*-A1-20-ZZ-01-P2-001-Rev1, B3*-A1-20-ZZ-LL-3D-001-Rev2, B3*-A1-20-ZZ-LL-E2-001-Rev2, B3*-A1-20-ZZ-LL-E3-001-Rev2, B3*-A1-20-ZZ-LL-E4-001-Rev1, B3*-A1-20-ZZ-LL-S2-001-Rev1, B3*-A1-20-ZZ-R0P2-001-Rev1, B1-A1-20-ZZ-00-3D-001-Rev2, B1-A1-20-ZZ-00-P2-001-Rev1, B1-A1-20-ZZ-01-3D-001-Rev2, B1-A1-20-ZZ-01-P2-001-Rev1, B1-A1-20-ZZ-LL-3D-001-Rev2, B1-A1-20-ZZ-LL-E2-001-Rev2, B1-A1-20-ZZ-LL-E3-001-Rev2, B1-A1-20-ZZ-LL-E4-001-Rev1, B1-A1-20-ZZ-LL-S2-001-Rev1, B1-A1-20-ZZ-R0P2-001-Rev1, B1*-A1-20-ZZ-00-3D-001-Rev2, B1*-A1-20-ZZ-00-P2-001-Rev1, B1*-A1-20-ZZ-01-3D-001-Rev2, B1*-A1-20-ZZ-01-P2-001-Rev1, B1*-A1-20-ZZ-LL-3D-001-Rev2, B1*-A1-20-ZZ-

LL-E2-001-Rev2, B1*-A1-20-ZZ-LL-E3-001-Rev2, B1*-A1-20-ZZ-LL-E4-001-Rev1, B1*-A1-20-ZZ-LL-S2-001-Rev1, B1*-A1-20-ZZ-R0P2-001-Rev1.

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

3. No development comprising of the above ground construction of any dwelling shall commence unless and until samples of the proposed external material have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out using only the agreed materials.

Reason: In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. The window openings shall be set back from the external face of the wall of each dwelling and the depth of reveal shall be at least 70mm.

Reason: To ensure a satisfactory appearance to the development in the interest of visual amenity.

5. No development comprising of the above ground construction of any dwelling shall commence unless and until 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 has been submitted to and agreed in writing by the Local Planning Authority. 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 to prevent contamination of the controlled waters.

6. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

7. A car parking and manoeuvring scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling. The car parking spaces and manoeuvring areas for each dwelling shall be surfaced and made available for use in accordance with the approved scheme prior to the occupation of the dwelling they serve, The car parking and manoeuvring areas shall thereafter be maintained free from obstruction and available for parking and turning purposes.

Reason: To allow for the effective use of the parking areas and in the interests of highway safety.

8. No development comprising of the above ground construction of any dwelling shall commence unless and until details of the mechanism for the long term management and maintenance of the roads, pavements, verges and parking areas of the development have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the management and maintenance scheme shall be fully implemented in accordance with the approved details prior to the occupation of the first dwelling and thereafter the roads, pavements, verges and parking areas shall be managed and maintained in accordance with the approved scheme.

Reason: To ensure the adequate long term management and maintenance of the highway within the development.

9. No development comprising of the above ground construction of any dwelling shall commence unless and until and until a Traffic Management Plan for the construction works has been submitted to and approved in writing by the Local Planning Authority. The Traffic Management Plan shall include details of:-

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

The development shall be carried out in strict accordance with the approved Traffic Management Plan.

Reason: To protect existing road users.

10. The mitigation measures specified in sections 4 and 5 of the Noise Assessment Report dated 28th September 2016 shall be fully implemented prior to the occupation of the relevant plots as detailed in sections 4 and 5. Prior to its erection, details of the design and materials of the acoustic barrier shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure the residential amenity of occupants of the dwellings are not harmed by the adjacent existing commercial use.

11. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

12. No development comprising of the above ground construction of any dwelling shall commence unless and until a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and

b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

13. Within two weeks of the commencement of the development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme 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 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.

14. Within two weeks of the commencement of the development a crime prevention scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of

- External lighting to be installed at all external doors.
- Details of boundary fences/walls.

The scheme shall be implemented for each dwelling in accordance with the agreed details prior to its occupation.

Reason: In order to promote crime prevention.

Note

1. The grant of planning permission will require the applicant to enter into an appropriate Section 278 Legal Agreement, with Lancashire County Council as Highway Authority. For the avoidance of doubt works shall include, but not be exclusive to, removal of the existing shelter for use elsewhere; reinstatement of the back of the footway; erection of a three bay cantilever bus shelter and any re-lining of the bus box needed. 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 the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email lhscustomerservice@lancashire.gov.uk , in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.
2. A water main and public sewer cross the site.
3. Construction shall be carried out in accordance with the Council's 'Code of Practice for Construction and Demolition.'
4. A vehicle charging point should be provided for each dwelling.

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 housing development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. 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.

(b) Telephone Kiosk, North Valley Road (opposite Lancaster Street) Colne

The Planning, Building Control and Licensing Services Manager reported receipt of a request to remove the above telephone kiosk.

RESOLVED

That the telephone kiosk be removed.

179. 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 advised there was nothing further to report at this stage.

(d) Persimmon Homes Site, Knotts Lane, Colne

The Planning, Building Control and Licensing Services Manager advised there was nothing further to report at this stage.

180. CAPITAL PROGRAMME 2017/18 AND 2018/19

The Neighbourhood Services Manager submitted a report on the Committee's Capital Programme for 2017/18 and 2018/19.

The Committee were reminded that for 2018/19 the revenue contribution had been deleted which meant all spending must now be of a capital nature only. The loss of this funding had been offset by additional capital funding which meant the new contribution remained the same at £44,360. It was noted, however, that some projects which had been funded in previous years would no longer be eligible for support as capital resources could not be used to fund revenue expenditure.

A bid form for a contribution towards this year's Colne Gala event had also been submitted. It was noted, however, that this was revenue and not capital.

RESOLVED

- (1) That it be noted that the schemes listed in Appendix 1 attached to the report had been agreed funding.
- (2) That the change to the capital programme funding as detailed in paragraph 6 in the report be noted.
- (3) That £700 be allocated to the Trawden Garden Festival from the Boulsworth Environmental Improvement Fund.

- (4) That the following allocation be de-allocated and added back into the Capital Programme for 2017/18:-

Knotts Lane Allotments fencing, cleaning and preparation	£9,767
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- (5) That the following be allocated from the 2017/18 Capital Programme.

Haverholt Road re-surfacing	£2,000
Colne Gala Event	£1,000

- (6) That it be noted that the following allocation of funding for horticulture projects/events be transferred:

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Ward	Councillor	Allocation	Group
Boulsworth	S. Cockburn-Price	£330	Trawden Garden Festival
		£500	Colne in Bloom
		£333	Trawden in Bloom
		£150	Millennium Garden Notice Board, Trawden Parish Council
		£184	Friends of Ball Grove
	M. Foxley	£500	Colne in Bloom
		£100	Trawden Primary School
		£100	Laneshaw Bridge Primary School
		£100	Christ Church Primary School
		£100	Ground work, Trawden Community Centre
		£100	Friends of Ball Grove
	P. White	£500	Colne in Bloom
		£100	Tradwen Primary School
		£100	Laneshaw Bridge Primary School
		£100	Christ Church Primary School
£100		Ground work, Trawden Community Centre	
£100		Friends of Ball Grove	
Horsfield	N. Butterworth	£1000	East Colne Way
		£1000	Colne in Bloom
	S. Petty	£1000	East Colne Way
		£1000	Colne in Bloom
	J. Nixon	£500	East Colne Way
		£500	Colne in Bloom
£250		Alkincoats Nature Reserve	
Vivary Bridge	J. Cooney	£500	Alkincoats Nature Reserve
		£500	Colne in Bloom
	D. Clegg	£500	Friends of Alkincoats
		£500	Colne in Bloom
	N. McCollum	£500	Alkincoats Bowling Academy

REASON

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

181. ITEMS FOR DISCUSSION

(a) Nicholas Street, Colne

In the absence of any information it was agreed that this item was deferred for consideration at the next meeting.

182. FORMER JOB CENTRE, 80 MARKET STREET, COLNE

The Planning, Building Control and Licensing Services Manager reported that the former Job Centre building continued to be marketed for sale. It had not deteriorated since December, 2017 and remained in an acceptable external condition.

RESOLVED

That the former Job Centre on Market Street, Colne continues to be monitored and an update be provided in 4 months' time.

REASON

To ensure the property did not fall into a worse state of repair.

183. ENVIRONMENTAL BLIGHT

The Neighbourhood Services Manager submitted, for information, a report on environmental blight sites in the area. The only site of concern was the land at the roundabout on Skipton Road, Colne.

RESOLVED

That the report be noted.

REASON

To deal with environmental blight in the area.

**184. COLNE AND DISTRICT WORKING GROUP OF THE
PENDLE COMMUNITY SAFETY PARTNERSHIP**

Minutes of a meeting of the above Working Group, held on 8th March, 2018 were submitted for information.

185. TREES AT THOMAS STREET CAR PARK, COLNE

The Planning, Building Control and Licensing Services Manager provided information on the condition of the trees at the Tomas Street Car Park in Colne.

All six trees were relatively small and immature. They were enclosed by hard surfacing with little open ground for them to grow and their environment was a poor one for the trees to grow in. Although the trees were generally healthy, a couple showed signs of damage. The

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root systems of most of the trees were also impacting on the surface of the car park, kerbs and surrounding stone flags. This could result in the removal of the trees in the future.

As the trees were not large and only contributed limited biodiversity in the area it was not considered that the trees be protected through a Tree Preservation Order.

RESOLVED

That this item be deferred to the next meeting.

186.

OUTSTANDING ITEMS

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

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

Chairman _____