

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT
SALTERFORTH VILLAGE HALL, SALTERFORTH
ON 5TH JUNE 2018**

*PRESENT –
D. M. Whipp (Chairman – in the Chair)*

Councillors

*M. Adams
R. E. Carroll
M. S. Goulthorp
K. Hartley
M. Horsfield
J. Purcell
T. Whipp*

Co-optees

*D. Haigh
J. Mills
C. Pollard
G. Wilson*

Police

*Sgt T. Hitchen
PC M. Lunney*

Officers Present

N. Watson

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

J. Eccles

(Apologies were received from Councillor C. Teall.)



The following people attended and spoke at the meeting on the items indicated –

<i>Ian Swain Matthew Carr Louise Varey</i>	<i>18/0212/RES Outline: Major: Residential development of 0.52ha (Access only) at Land to the south west of Alpha St. Earby Road, Salterforth</i>	<i>Minute No 22(a)</i>
<i>Tony Hollings Christopher Carroll Nigel Harris Linda Preston Samantha Wellington- Clark</i>	<i>18/0248/OUT – Outline: Major: Residential Development 3.40 ha (Access only) (Re- Submission) at Land to the north east of Meadow Way, Skipton Road, Barnoldswick</i>	<i>Minute No 22(b)</i>
<i>Gareth Owen</i>	<i>Planning Appeals</i>	<i>Minute No 22(c)</i>

18. DECLARATIONS OF INTEREST

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

19. PUBLIC QUESTION TIME

There were no questions from Members of the public.

20.

MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 8th May 2018, be approved as a correct record.

21.

POLICE AND COMMUNITY SAFETY ISSUES

Sergeant Hitchen presented the crime figures for May and answered related questions. Crimes were broken down as follows –

	2017	2018
Burglary - Residential	2	1
Burglary - Commercial	1	4
Vehicle Crime	4	6
Hate Crime	0	1
Assaults	12	28
Theft	9	7
Criminal Damage/Arson	9	12
Other Crime	12	17
ALL CRIME	49	76
Anti-Social Behaviour	45	26

Members reported incidents of youths climbing on the pavilion at Victory Park and the church school roof behind the sports centre. There were also reports of broken glass and razor blades being found in Valley Park; and boy racers on Greenberfield Lane, Victory Park and around Barnoldswick.

RESOLVED

That the Neighbourhood Policing Team be informed that the community policing priorities agreed for May at the last meeting be reaffirmed for June –

- Anti-social behaviour in parks
- Dangerous driving
- Victory Park – recurrent problem with racing cars, litter, damage to grass, drug-related issues

22.

PLANNING APPLICATIONS

(a) Planning applications for determination

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

18/0212/RES Outline: Major: Residential development of 0.52ha (Access only) at Land to the south west of Alpha St, Earby Road, Salterforth for Mrs Maggie Barnett

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

RESOLVED

That planning permission be **refused** for the following reasons –

- Highway safety issues – lack of continuous footway for pedestrians, lack of safe crossing & layout of junction which was unsafe
- Impact on landscape, looking into the village from higher ground/relationship to the village
- Ribbon development

(b) Planning applications for comment

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

18/0248/OUT Outline: Major: Residential development 3.40 ha (Access only) (Re-submission) at Land to the north east of Meadow Way, Skipton Road, Barnoldswick for Future Habitats Ltd

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

RESOLVED

That the Policy and Resources Committee be informed of the Committee's comments as follows –

The area committee acknowledges that this land is included in the Strategic Housing Land Availability Assessment and forms part of the five year housing supply for the borough. However, recent decisions on applications in Barnoldswick almost meet the full housing requirement in the Core Strategy for the lifetime of the Local Plan; therefore, the development of over 60 additional houses isn't necessary to fulfil the obligations for new housing in the town.

The proposed development would extend into a very sensitive area of open countryside, could not be considered as 'rounding off' and certainly not infill. With the availability of sites better related to the existing built form of the town, the application site scores poorly in any sequential and sustainable test.

Although identified in the SHLAA, development of this site must still be considered against the development plan as a whole and all material considerations. There must be special regard to the desirability of preserving the setting of listed buildings in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). This statutory duty is reflected in the Framework in paragraph 132, which maintains that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation, the weight being dependent on the importance of the asset. The Framework identifies that significance can be harmed by alteration or destruction of the asset or development within its setting.

Development of this land would dominate the skyline of listed structures on the Leeds and Liverpool Canal, namely, lock no. 44 (listing reference 1258894), bridges 156 (listing 1258851) and 157 (listing 1361702), which form the eastern end of the summit pound of the canal. Greenberfield Locks is the 'jewel in the crown' of the Leeds and Liverpool Canal, which itself is considered to be the finest example of canal construction in the country. The importance of this asset is therefore of national, as well as local, significance.

The harm from this scheme would represent conflict with Core Strategy Policies ENV1 (which seeks conservation of heritage assets within the Borough), LIV1 and the Framework.

Development of this land would be an unacceptable impact on the character and appearance of the area. There would be an unacceptable impact on the landscape with the views from the public highway overlooking the site being destroyed by the development. Views of the world famous drumlin field and the surrounding high ground of the Bowland Fells and hills of the Yorkshire Dales would be lost.

Development of the field for housing would also create conflict with the large dairy farm on the opposite side of the canal with the likelihood of complaints about noise and odours.

There is also concern about the capacity of the foul sewers to accommodate additional waste from a development of over 100 new houses with a constrained sewer running underneath the canal. Although UU have raised no objection, local knowledge indicates that the sewer beneath the canal is barely adequate for current flows and would be inadequate for additional houses.

Surface water drainage also represents a significant constraint to development. Downstream of this field, dozens of homes have repeatedly flooded due to the inadequate capacity of the culvert carrying surface water from this part of the catchment beneath the canal. Most recently, on Boxing Day 2015 further flooding to many homes was only avoided by a huge community effort to dam the flow and pump it overland with large capacity mobile pumps. Nevertheless, some properties were flooded due to runoff from the application site. Any further development in this vicinity must require an increase in capacity of the single culvert taking surface water from this area. Committee note the intention to discharge surface water into the canal, but point out that in flood conditions, this would discharge from the canal via the emergency sluice opposite, leading to an intensification of flooding along Greenberfield Lane.

Additional concerns are the impact on local services and schools from these additional houses; the impact on road safety from additional traffic generated by the proposal and the impact on residential amenity of the people currently living adjacent to the field.

Therefore, the area committee resolves to strongly object to this proposed development for the reasons set out above.

Committee also requests that the Policy and Resources Committee meets in Barnoldswick to determine the application, rather than deal with this important issue during a routine meeting in Nelson.

(c) Planning Appeals

The Planning, Building Control and Licensing Services Manager reported that there were no outstanding appeals. Notification had been received of the following appeal decision –

17/0774/HHO	<i>Appeal against refusal of planning permission for retention of</i>
18/0005/AP/REFUSE	<i>existing domestic porch (Retrospective) (Re-Submission) at 3,</i>
	<i>Taylor Street, Barnoldswick. Appeal Dismissed.</i>

The appellant attended the meeting to see if anything could be done to retain the porch in view of the advice he said he had received from the Council. The Chairman explained that the Committee had made the decision to refuse the retrospective planning application on heritage grounds bearing in mind the development was in a conservation area, and the protection of the heritage

was something that the Committee had to apply consistently across all planning applications. The Government Inspector had taken the decision to dismiss his appeal, which was final. The Planning, Building Control and Licensing Services Manager said he would speak to the Planning Team to ensure that the appellant had received appropriate advice.

23. 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. Reference was made to the Executive's decision on 15th March, to agree the programme of potential Compulsory Purchase of a number of properties in Pendle, including Glen Cottage in Barnoldswick. There was also concern that there were several outstanding actions required at the Brindley Mews housing development in Barnoldswick.

RESOLVED

- (1) That the Housing, Health and Economic Development Services Manager be asked to pursue the Compulsory Purchase of Glen Cottage, Barnoldswick as soon as possible.
- (2) That the Planning, Building Control and Licensing Services Manager be asked to raise a number of issues concerning the breach of conditions at the Brindley Mews housing development with Together Housing.

(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.

24. CAPITAL PROGRAMME 2018/19

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

It was reported that Barnoldswick Town Council had given Barnoldswick Town Football Club a grant towards drainage works to improve drainage on the first team pitch and the Committee was asked to consider contributing to the cost of the works.

RESOLVED

- (1) That £2,000 from the Barnoldswick allocation of the 2018/19 Capital Programme be granted to Barnoldswick Town Football Club to enable drainage works to be carried out over the summer months.
- (2) That the £0 balance remaining from the money allocated to the Bracewell and Brogden meeting in 2015/16, be noted.

REASON

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

25.

UNIROYAL GLOBAL

The Committee was informed that the Uniroyal Global/Residents Working Group had met on 15th May. Residents' concerns and progress on the improvement works had been discussed. The planning application for the new abatement equipment had been received. A further meeting of the Group would be arranged in due course to discuss progress.

26. ALDI/R. SOPER SITE, CROWNEST MILL SITE. SKIPTON ROAD, BARNOLDSWICK

The Planning, Building Control and Licensing Services Manager submitted a report on the conditions relating to the proposed supermarket on the Crownest Mill site, as requested at the last meeting.

RESOLVED

- (1) That the Council agree in principle not to pursue the Unilateral Undertaking subject to a legally binding contract for the sale of the mill being entered into for its refurbishment, and that the negotiations with the company be delegated to the Planning, Building Control and Licensing Services Manager in consultation with the Chairman.
- (2) That the Planning, Building Control and Licensing Services Manager be asked to request that County Council install the pedestrian crossing on Skipton Road near Aldi as soon as possible and ask R. Soper to address the pollution emanating from the old sewage treatment works and pooling at the entrance to Victory Park as a matter of urgency.

REASON

1. ***The Section 106 agreement was in place to secure the long term use of the mill and offset the loss of employment land which will now be achieved under a separate process negating the need for the Section 106 agreement.***
2. ***In the interests of highway and public safety.***

27.LAND AT EARLHAM STREET/CHAPEL SQUARE & LAND AT RED LION STREET, EARBY

The Chief Executive submitted a report following a survey of local residents about the potential disposal of land at the above sites in Earby.

RESOLVED

- (1) That the land at Red Lion Street, Earby be used for two parking spaces under a licence agreement.
- (2) That a report be brought back to a future meeting on the options and costings for converting the land at Earlham Street to car parking, with the use of grass concrete.

REASON

To ease parking in this area of Earby, generate income and make good use of surplus Council- owned land.

28. YORK STREET FORMER SCHOOL BUILDING, BARNOLDSWICK

The Planning, Building Control and Licensing Services Manager submitted a report on the possibility of adding the above building to the problem buildings list.

It was reported that a number of windows had been smashed and window boards removed allowing access to the building. However, the building was being refurbished, and the site was generally tidy.

At the meeting it was reported that the developer had been in touch about a burst pipe at the property and had resolved to send a team to tidy the site and make some improvements.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be asked to arrange a meeting with the owners of the York Street former school building site to discuss their timescale for development and seek improvements in the condition of the building in the meantime; and that the Legal Services Manager be authorised and instructed to issue a Section 215 Notice requiring the improvement works to be carried out, should this be necessary.

REASON

To ensure that the site is tidied.

29. ITEMS FOR DISCUSSION

(Councillor K. Hartley declared a personal interest in this item which was not a disclosable pecuniary interest as defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.)

There was concern about the condition of the steps off Earby Road to Moorview, Salterforth.

RESOLVED

That a report be brought back to the next meeting on the condition of the steps off Earby Road to Moorview, Salterforth and the cost of bringing them up to standard.

REASON

To determine the best way forward.

Chairman.....