

**MINUTES OF A MEETING OF THE  
COLNE AND DISTRICT COMMITTEE  
HELD AT COLNE TOWN HALL  
ON 8<sup>th</sup> MARCH, 2018**

*PRESENT –*

*Councillor G. Waugh (Chairman – in the Chair)*

**Councillors**

*D. Clegg  
S. E. Cockburn-Price  
J. Cooney  
A. R. Greaves  
D. E. Lord  
N. T. McCollum  
J. A. Nixon  
G. Roach  
P. White*

**Co-optees**

*A. Sutcliffe (Colne Town Council)*

**Officers in attendance**

<i>Peter Atkinson</i>	<i>Neighbourhood Services Manager and Area Co-ordinator</i>
<i>Neil Watson</i>	<i>Planning, Building Control and Licensing Services Manager</i>
<i>Jane Watson</i>	<i>Head of Democratic Services</i>

*(Apologies for absence were received from Councillors N. Butterworth, M. Foxley and S. Petty).*



**157. DECLARATIONS OF INTEREST**

Members were reminded of the requirements of the Member Code of Conduct concerning the declaration of interests.

**158. PUBLIC QUESTION TIME**

Carol Riley, a representative from Alkincoats Woodland Nature Reserve asked if the Council would consider a request to extend the Nature Reserve into some adjoining land. In principle, the Committee, supported the idea but asked that a report of the feasibility of the request be submitted to the next meeting.

**159. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 8<sup>th</sup> February, 2018 be approved as a correct record and signed by the Chairman.

**160. POLICE ISSUES**

Inspector Winter gave an update on a number of policing issues and made reference to an increase in recorded crime. There had also been an increase in shoplifting offences, particularly in the town centre but six prolific offenders had recently been charged and the relevant notices had been issued. Arrests had also been made in relation to vehicle thefts in the Wycoller area although charges had yet to be made. The CPS was working on this. It was noted that since these arrests had been made there had been no further incidents of vehicle crime in that area; therefore it appeared that the right people had been detained.

Intelligence from CCTV had resulted in the arrest of a 15 year old youth for burglary within the town centre. Since the arrest there had been no further incidents.

Evidence of an organised criminal group within a large rural footprint in the county had been identified and resulted in an arrest for animal cruelty. This had resulted in the offender receiving a suspended prison sentence and a 15 year banning order against animals.

Investigations were also ongoing following the arrest of three males in relation to a number of vehicle thefts which had been carried out on 18<sup>th</sup> February. Again changes had yet to be made but most of the goods stolen had been found.

Reference was also made to the increase in people begging in the town. It was acknowledged that this was a very complex area and that there was a lot of support available for people but some people did not want to accept this support.

**161. PROGRESS REPORT**

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

**162. PLANNING APPLICATIONS**

**(a) Applications to be determined**

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

**17/0589/FUL Full: Major: Demolition of health centre (Use Class D1) and construction of mixed use building comprising of 4 retail units (Use Class A1) and 11 two and one bedroom apartments (Use Class C3) at the former Health Centre site, Market Street, Colne for PEARL2**

**RESOLVED**

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

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 002, 003, 004D, 005B, 006E and 007.

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

3. No development shall commence unless and until the applicant has submitted to the Local Planning Authority and had approval in writing 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.

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.

**Reason:** In order to ensure that the site is not contaminated and that it will not affect users or adjoining properties.

4. No development shall commence unless and until a full drainage scheme has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of the current and proposed run off rates and how surface water will be attenuated. Thereafter, the development shall not be occupied unless and until the drainage scheme has been provided and completed in its entirety.

**Reason:** In order to ensure that the site is properly drained and in order to reduce the impact of flooding resulting from climate change.

5. No part of the development, hereby permitted, shall be occupied unless and until the car parking shown on the approved plan has been provided and completed in its entirety. The car parking thereafter shall only be used by either people employed in the building or residents of the apartments.

**Reason:** In order to ensure the site is served by car parking and in order to minimise parking on the public highway.

6. Prior to the commencement of development, a method statement shall be submitted to and approved in writing by the Local Planning Authority which will set out how the site will be developed and how deliveries and site traffic will be developed. This shall include, but not be limited to, details of the hours of operation, method of wheel washing and the control and suppression of dust from the site.

**Reason:** In order to control how the site will be developed, in the interests of highway safety and the avoidance of nuisance to nearby residential properties.

7. Prior to any above ground construction occurring samples of all external materials to be used shall have been submitted to and approved in writing by the Local Planning Authority. All materials used thereafter shall strictly comply with the details so approved.

**Reason:** In order that the Local Planning Authority can assess the materials in order and in the interests of co-ordinating the materials with the adjacent listed building and the preservation of the conservation area.

8. None of the building hereby permitted shall be occupied unless and until the bin storage areas shown on the approved plans have been provided and completed in their entirety.

**Reason:** In order to ensure the site is serviced by an adequate method of waste disposal in order to prevent pollution.

### **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 use would be acceptable subject to appropriate conditions. The development 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.***

**17/0655/FUL Full: Erection of an outbuilding to store HGV vehicles 12m x 20m and engineering operations to extend the service yard (part retrospective) at Northern Polytunnels, Mill Green, Colne for NP Structures**

### **RESOLVED**

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

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: MA-MS-12MTD-001, MA-MS-12MTD-004, MA-MS-12MTD-007.

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

3. The garage building hereby approved shall not be erected unless and until a sample of the colour and finish of the external cladding material has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

**Reason:** In the interest of visual amenity.

4. Within one month of the date of this permission a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. proposals for new planting to the south and west boundaries of the site and to the edge of the raised yard indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- b. an outline specification for ground preparation;
- c. 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 its approval. 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 and preserve the setting of the adjacent Listed Building.

5. The building hereby approved shall be used only as a garage for the parking of vehicles and for no other purpose including any other use falling within Use Classes B1 (Business), B2 (General Industry) or B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) without the express written permission of the Local Planning Authority.

**Reason:** To ensure that an adequate level of parking provision is maintained in the interest of highway safety.

### **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 development is acceptable in terms of design, amenity and highway safety. 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.***

**17/0736/OUT Outline: Use of land for residential development (0.35ha) for up to 9 dwelling houses (access only) at The Vicarage, Skipton New Road, Foulridge for Blackburn Diocese Board of Finance**

## **RESOLVED**

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

1. An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping 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, landscaping, layout and scale (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: Location Plan, Proposed Site Plan Rev A received 21/02/2018.

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

4. Prior to the commencement of any development, foul and surface water drainage schemes and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. Foul water shall be drained on a separate system and the surface water drainage scheme must be restricted to existing runoff rates 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.

No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. The development shall be completed, maintained and managed in accordance with the approved details.

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

5. The development shall be carried out in strict accordance with the recommendations set out in the Habitat Survey ref: BOW17.897 Received 06/02/2018. Any additional survey required in accordance with those recommendations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant works. The development shall thereafter be carried out in strict accordance with any mitigation measures set out in the approved report.

**Reason:** To ensure protection of species protected under the Wildlife & Countryside Act, 1981.

6. The development hereby approved shall not commence unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall thereafter be adhered to at all times during the construction period.

The Statement/s shall provide for:

1. the parking of vehicles for site operatives and visitors
2. loading and unloading of plant and materials
3. storage of plant and materials used in constructing the development
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing (if appropriate)
5. wheel-washing facilities
6. measures to control the emission of dust and dirt during construction
7. a scheme for re-cycling/disposing of waste resulting from construction works.
8. a Traffic Management Plan for the construction vehicles and staff accessing the site during the construction works

**Reason:** In the interest of amenity and highway safety

7. Before work commences on the site and until completion of the development, facilities shall be provided and retained within the site, by which means the wheels of vehicles may be cleaned before leaving the land. All vehicles associated with the works shall thereafter use the facilities.

**Reason:** In the interest of highway safety.

8. Before any other development takes place on site that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be completed in its entirety including wearing course in accordance with the Lancashire County Council Specification for Construction. That part of the access extending from the highway boundary for a distance of 10m into the site shall remain unobstructed at all times thereafter. Before the commencement of the construction of each dwelling the estate road linking to that unit shall be constructed to at least base course level and shall be completed in its entirety including wearing course in accordance with the Lancashire County Council Specification for Construction prior to the occupation of each unit or in accordance with a timetable that has been submitted to and agreed in writing by the Local Planning Authority.

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

9. 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.



10. No part of the development commence unless and 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 a contribution to the provision of affordable dwellings.

**Reason:** In order to ensure that adequate provision is made for affordable housing.

11. No part of the development commence unless and until a scheme of off-site highway works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the upgrade of the nearest north bound bus stop on Skipton Road to a quality bus stop and a timetable for those works. The works shall be carried out in accordance with the approved scheme and timetable.

**Reason:** In the interest if highway safety and to ensure adequate public transport provision is available to the development.

12. No dwelling hereby approved shall be occupied unless and until all structures and foliage greater than 0.9m in height above the nearside carriageway edge of Skipton Road within the visibility splays shown in the approved Proposed Site Plan Rev A have been reduced to a height of not more than 0.9m. All structures and foliage within the visibility splays shown in the approved Proposed Site Plan Rev A shall thereafter be maintained at a height no greater than 0.9m above the nearside carriageway edge of Skipton Road.

**Reason:** In the interest if highway safety.

13. No dwelling hereby approved shall be occupied unless and until the one way priority signage and road markings have been displayed/marked out in accordance with the approved Proposed Site Plan Rev A or an alternative scheme to be submitted to and agreed in writing by the Local Planning Authority. The signage and road markings shall be maintained at all times thereafter.

**Reason:** In the interest if highway safety.

14. The first submission of reserved matters shall include details of a pedestrian and cycle access to Burwains Avenue.

**Reason:** To ensure that adequate pedestrian and cycle links are provided / maintained.

15. The first submission of reserved matters shall include details of replacement tree and hedgerow planting. Unless otherwise agreed in writing by the Local Planning Authority no protected trees or hedgerow shall be removed prior to the approval of all reserved matters.

**Reason:** To ensure that the protected trees and species rich hedgerow are adequately replaced in the interests of public amenity and ecology.

16. Unless and until approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on

immediately adjoining land. No work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

**Reason:** To protect trees and shrubs as essential elements in the development.

### **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 development is compliant with policy, the principle of residential development is accepted in this location and the proposed access is acceptable in terms of highway safety. 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.***

**18/0039/VAR Full: Variation of Conditions: Variation of condition 2 (plans) of planning permission 13/15/0610P at the former Cement Works, Knotts Lane, Colne for Lancaster Homes Ltd.**

### **RESOLVED**

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

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 15/150/3A, 15/150/5. 17/053/2a, 17/053/4, 17/053/5.

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

3. Within two weeks of the commencement of development samples of the external materials to be used in the construction of the roofs and walls of the development

hereby permitted shall have been submitted to the Local Planning Authority for written approval. The development shall only be carried out in strict accordance with the approved materials.

**Reason:** To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. The window openings shall be set back from the external face of the wall. 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. A scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority within two weeks of the commencement of development. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before the first dwelling is occupied.

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

6. No works shall commence on the site 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 approved 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/or in order to prevent contamination of the controlled waters.

7. The development shall be carried out in accordance with the recommendations set out in the Bat Survey Report dated 17/09/2013.

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

8. Within two weeks of the commencement of the development a detailed landscaping scheme shall have been submitted to the Local Planning Authority for written approval. 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 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.

9. The car parking areas shall be surfaced or paved in accordance with a scheme to be approved in writing by the Local Planning Authority and the car parking spaces and manoeuvring areas for each plot shall be marked out in accordance with the approved

plan before its occupation. The parking spaces and manoeuvring areas shall thereafter always remain unobstructed and available for parking and manoeuvring purposes.

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

10. 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.

11. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any other development takes place within the site and shall be further extend before any development commences fronting the new access road.

**Reason:** To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

12. The garages of plots 1, 2, 3 and 5 shall not at any time be used for any purpose which would preclude their use for the parking of a motor car.

**Reason:** To ensure that there is adequate off-street parking provision within the site to prevent on-street car parking that would be inimical to highway safety.

13. No part of the development hereby approved shall commence unless and until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and in writing approved by the Local Planning Authority. Thereafter, no part of the development hereby approved shall be occupied until the approved scheme has been constructed and completed in accordance with the details agreed.

**Reason:** In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

14. No works shall commence unless and until a Traffic Management Plan for the construction works, has been submitted to and approved in writing by the Local Planning Authority. This shall include:-

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials used in the construction of the development;
- c) Storage of such plant and materials;
- d) Wheel washing facilities;

- e) 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)
- f) Routes to be used by vehicles carrying plant and materials to and from the site;
- g) Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

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

**Reason:** In the interest of highway safety.

15. Plot 4 shall not be occupied unless and until either the study window in the north side elevation of plot 4 has been obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to its installation, the window shall also be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening, or a solid fence or wall of not less than 1.8m in height has been erected along the boundary with plot 5 from the front to rear elevation of plot 4. The fence/wall or obscure glazing shall be maintained at all times thereafter.

**Reason:** In order to ensure an adequate level of privacy for occupants.

#### **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 development is acceptable in terms of design, amenity and highway safety. 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) Appeals**

The Planning, Building Control and Licensing Services Manager submitted a report on planning appeals.

#### **163. 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**

Reference was made to the temporary closure of the temporary footpath and it was thought it was going to be diverted nearer to the permanent footpath due to it being very boggy in its original location. It was also reported that the County Council had served the relevant paperwork on Persimmon regarding bringing the road up to an adoptable standard.

**164. CAPITAL PROGRAMME 2017/18**

The Neighbourhood Services Manager reported that the current balance for the Committee's capital programme for 2017/18 was £6,410.

A full report would be submitted to the next meeting.

**165. TRAFFIC LIAISON MEETING**

Minutes of a meeting of the Traffic Liaison Meeting held on 8<sup>th</sup> February, 2018 were attached for information.

It was felt that the timing of the lights at the bottom of Langroyd Road, Colne needed to be changed. Drivers continued to drive through when the lights were on red because they changed too quickly and only allowed a small number of cars through each time.

**RESOVLED**

That the timing of the lights at the bottom of Langroyd Road, Colne be referred to the next meeting of the Traffic Liaison Meeting.

**REASON**

*In the interests of highway safety.*

**166. ITEMS FOR DISCUSSION**

**(a) Thomas Street Car Park, Colne**

It was reported that a local business was interested in purchasing the car park from the Council and a report was to be considered by the Executive at its next meeting. The proposal was to use the site as a dedicated parking/storage area which, it was noted, would require planning permission.

It was acknowledged that the car park was currently under used and was not a particularly attractive site. However, concern was expressed that this proposal would affect the trees which were mainly on the peripheral of the site. There was also a proposal for a 2m high boundary fence which the Committee felt would have a detrimental effect on residential properties in the area.

**RESOLVED**

- (1) That the Planning, Building Control and Licensing Services Manager be requested to submit a report to the next meeting on the condition of the trees on the Thomas Street Car Park, Colne.
- (2) That the Executive be recommended to meet with the proposed purchaser of the site, along with members of the Colne and District Committee, to discuss their proposals for this car park.

**REASON**

***In the interests of residential amenity.***

**(b) Shaw Street, Colne**

Concerns were expressed that water was coming off Council land onto Shaw Street. The Committee were advised that this matter was already being investigated and an update would be provided at the next meeting.

**(c) Colne Lane, Colne**

It had been reported that top stones and flags had been removed and that there was damage to the wall part way down the Lane. However, on inspection it was not clear where this damage had occurred.

**RESOLVED**

That this item be deferred pending further information.

**167.**

**PROBLEM BUILDINGS**

The Planning, Building Control and Licensing Services Manager submitted a report on problem buildings in the area.

Concerns were expressed that the former Blockbuster unit was still empty, and had been for a number of years. The property was now showing signs of deterioration. The Committee were unclear as to what they could do to bring the property back into use.

The road surface on Heirs House Lane was in a poor state of repair and it was proving difficult to drive on. It was reported that residents were prepared to do some work on the road but wanted the owner's permission to do this but also wanted to know if they would contribute towards the cost of the repairs. British Rail Residual Company was thought to be the owners.

**RESOLVED**

- (1) That the report be noted.



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- (2) That Management Team be asked to submit a report to a future meeting setting out the options available to the Council to bring the former Blockbuster unit back into use.
- (3) That a letter be sent to the British Rail Residual Authority regarding the poor condition of Heirs House Lane; that they be asked to grant permission for the residents to carry out some of the repairs; and that they be asked to contribute to the financial cost of the works.

**REASONS**

- (1) *To bring back into use a prominent town centre unit.*
- (2) *To improve the condition of Heirs House Lane for local residents.*

**168. COLNE TOWN CENTRE FORUM**

Minutes of a meeting of the Colne Town Centre Forum held on 17<sup>th</sup> January, 2018 were submitted for information.

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

Minutes of a meeting of the Colne and District Working Group of the Pendle Community Safety Partnership held on 8<sup>th</sup> February, 2018 were submitted for information.

**170. MISCELLANEOUS MINUTES**

Minutes of meetings of Friends of Greenfield LNR, Friends of Alkincoats Park and Friends of Ball Grove were submitted for information.

**171. OUTSTANDING ITEMS**

The following items have been requested by the Committee and reports will be submitted to a future meeting:

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

Former Job Centre, 80 Market Street, Colne (07.12.2017)

Chairman \_\_\_\_\_