

**MINUTES OF A MEETING OF THE
POLICY AND RESOURCES COMMITTEE
HELD ON 26th JUNE, 2018
AT NELSON TOWN HALL**

PRESENT –

Councillor P. White (Chairman – in the Chair)

Councillors

Nadeem Ahmed
Musawar Arshad
W. Blackburn
J. Cooney
M. S. Foxley
P. J. Foxley

M. Goulthorp
M. Iqbal
B. Newman
M. Sakib (Substitute for Councillor Y. Iqbal)
D. Whalley (Substitute for Councillor A. Mahmood)
D. M. Whipp

Also attending:

Councillor A. R. Greaves
Councillor K. Hartley
Councillor M. Horsfield
Councillor J. Purcell
Councillor K. Turner
Councillor C. Wakeford
Councillor T. Whipp

Officers in attendance:

Dean Langton	Chief Executive
Philip Mousdale	Corporate Director
Susan Guinness	Chief Finance Officer
Neil Watson	Planning, Building Control and Licensing Services Manager
Jane Watson	Head of Democratic Services

(Apologies for absence were received from Councillors A. Mahmood and Y. Iqbal).



The following people attended the meeting and spoke on the following items:

Jean Dart	18/0248/OUT Outline: Major: Residential	Minute No.
Heather Sheldrick	development 3.40ha (access only) (re-	19(a)
Linda Preston	submission) on land north east of Meadow Way,	
Jayne Mills	Skipton Road, Barnoldswick	
Iain Bulcock		
Liz Grose		
Gareth Almond		
Karrie Almond		
Tony Hollings		
Nigel Harris		
Sam Wellington-Clark		
Christopher Carroll		

Norman Haigh Keeley Thornborough	18/0122/FUL Full: Change of use of offices (Use Class B1(A)) to pilates studio (Use Class D1) at Suite 5 Vantage Court, Riverside Way, Barrowford	19(b)
Alan Kinder	Lomeshaye Industrial Estate Extension Phase 1	22



16. DECLARATIONS OF INTEREST

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

17. PUBLIC QUESTION TIME

Liz Grose from Barnoldswick asked why this meeting had not been held in Barnoldswick as most of the people present had come along to speak or listen to the debate on the planning application for land off Meadow Way in Barnoldswick. In response the Leader acknowledged that the Area Committees were held in different venues around the Borough. This was only the second time this Committee had met and the first time that planning applications had been referred to it. He said that the possibility would be kept under review.

18. MINUTES

RESOLVED

That the Minutes of the meeting held on 24th May, 2018 be approved as a correct record and signed by the Chairman.

19. PLANNING APPLICATIONS

The Planning, Building Control and Licensing Services Manager submitted reports on the following planning applications which had previously been considered by any Area Committee.

- (a) 18/0248/OUT Outline: Major: Residential development 3.40ha (access only) (re-submission) on land north east of Meadow Way, Skipton Road, Barnoldswick for Future Habitats Ltd.**

The Planning, Building Control and Licensing Services Manager circulated late comments from Barnoldswick Town Council and the Council for the Protection of Rural England.

This application was submitted to the West Craven Committee on 5th June, 2018 for comment and these comments were included in the report.

RESOLVED

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

1. The proposed development would cause harm to the significance of the heritage assets and their settings. Such harm would be contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies ENV1 and LIV1 of the Pendle Local Plan Part 1: Core Strategy. For the purposes of the National Planning Policy Framework, whilst such harm would be less than substantial it would be sufficient to justify refusal of planning permission when weighed against the benefits of the proposed development under paragraph 134.
2. The proposal would result in the unacceptable loss of a prominent greenfield site which makes a significant contribution to the landscape character and quality of the area and therefore would be contrary to Policies ENV1 and LIV1 of the Pendle Local Plan Part 1: Core Strategy.

(b) 18/0122/FUL Full: Change of use of offices (Use Class B1(A)) to pilates studio (Use Class D1) at Suite 5 Vantage Court, Riverside Way, Barrowford for Lancashire Pilates Studio

At a meeting of the Barrowford and Western Parishes Committee on 7th June, 2018 the decision to approve this application was referred as a recommendation to this Committee as the decision to approve the application would be a significant departure from policy.

RESOLVED

That the Planning, Building Control and Licensing Services Manager, in consultation with the Chairman, be granted delegated authority to approve the application, subject to adequate evidence being provided regarding the marketing and vacancy history of the premises.

REASON

To provide the necessary evidence to enable the application to be approved.

(c) 17/0337/ADV Advert Consent: Retain one illuminated fascia sign at 68-70 Manchester Road, Nelson for Mr. M. Naeem

At a meeting of the Nelson Committee on 9th May, 2018 the decision to refuse this application was referred as a recommendation to this Committee as the decision not to take enforcement action would be a significant departure from policy.

RESOLVED

- (1) That advertisement consent be **refused** for the following reason:
 1. The fascia sign which has been erected adversely affects the amenity of the conservation area and is not acceptable in terms of size, colour and design. The signage therefore fails to accord with saved Policy 13 of the Replacement Pendle Local Plan, Policy ENV2 of the Pendle Local Plan Part 1; Core strategy and the Conservation Area Design and Development Guidance SPD.

- (2) That the Planning, Building Control and Licensing Services Manager be authorised and instructed to take enforcement action for the removal of the signage.

20. STRATEGIC PLAN 2018 – 2020

The Chief Executive submitted the Council's Strategic Plan for the period 2018 – 2020. The Plan provided an interpretation of the priorities that had been identified for the Borough whilst also providing a sense of direction to the services that the Council delivered.

It set out targets for the future whilst individual service plans identified how the Council intended to achieve these targets.

RECOMMENDATION

That Council be recommended to agree the Strategic Plan for 2018/20.

REASON

To ensure the Council retained focus on its priorities and delivered high quality, accessible services.

21. DISPOSAL OF PROPERTY INTERESTS

The Chief Finance Officer submitted a report on the possible disposal of Number One Market Street, Nelson, The ACE Centre, Nelson and Elliott House, Nelson. The report was provided in response to a policy objective of the new political administration. The objective was to dispose of these buildings on the open market and apply the sale proceeds to reduce the Council's external debt.

RESOLVED

- (1) That the Council's leasehold interest in the ACE Centre, Nelson not be disposed of at the present time pending a resolution on matters linked to the current occupation of the building by Pendle Leisure Trust Limited.
- (2) That Number One Market Street and Elliott House be marketed for sale and the bids be submitted to a future meeting of this Committee.

REASON

To progress matters linked to the potential disposal of certain property interests held by the Council.

IN ACCORDANCE WITH THE COUNCIL'S CALL-IN PROCEDURE THE ABOVE DECISION STANDS REFERRED TO THE THREE GROUP LEADERS FOR DISCUSSION

22. LOMESHAYE INDUSTRIAL ESTATE EXTENSION – PHASE 1

The Corporate Director submitted a report which provided an update following discussions with the landowner who had requested to act as developer for the above scheme. This issue had also been discussed at the last meeting of this Committee on 24th May, 2018.

The report detailed two options for consideration from the landowner. It was felt, however, that no decision should be made until after the decision from the Public Inquiry for the compulsory purchase of the land had been made. The Public Inquiry was being held from 26th to 28th June, 2018.

RESOLVED

- (1) That the proposals put forward by the landowner to act as developer be noted.
- (2) That a further report be submitted to this Committee when the outcome of the Compulsory Purchase was known.

REASONS

- (1) ***To consider a representation made as part of the Compulsory Purchase process.***
- (2) ***To minimise risk to the Council.***

23. PROVISIONAL REVENUE OUT-TURN 2017/18

The Chief Finance Officer submitted a report on the provisional out-turn position on the Council's General Fund Revenue Budget for 2017/18. The report also sought approval for carrying over budget provision in the sum of £36.9k into 2018/19.

The Committee also considered a request for Community Action Fund to be established. Further information would be reported at the next meeting.

RESOLVED

- (1) That the out-turn position on the Council's Revenue Budget for 2017/18 be noted acknowledging the position was provisional pending completion of the audit of the accounts for the year.
- (2) That the budget provision in the sum of £36.9k be carried over into the Council's Revenue Budget for 2018/19.
- (3) That the proposal(s) to re-phase the budget from 2017/18 to 2018/19 for item(s) not exceeding £15,000 (as shown in Appendix B attached to the report) be noted.
- (4) That a supplementary revenue estimate in 2018/19 of £100k be agreed to set up a Community Action Fund and that a report setting out the criteria to score and select bids to the fund be submitted to the next meeting of this Committee.

REASON

To inform the Committee of the Council's out-turn position on revenue budgets for 2017/18.

24. CAPITAL PROGRAMME – PROVISIONAL OUT-TURN 2017/18

The Chief Finance Officer submitted a report on the provisional out-turn position on the Council's Capital Programme for 2017/18.

The report provided details of the various adjustments made to the programme during the year. This included additional budget provision arising from the actual slippage brought forward from 2016/17 and changes to the programme for supplementary allocations, adjustments reflecting the receipt of additional external funding and virements within the programme totalling £2.7m.

The Committee were asked to consider a request from the Pendle Community Safety Partnership to spend from the CCTV Upgrade capital budget to support initiatives in Brierfield and Barnoldswick.

RESOLVED

- (1) That the provisional out-turn on the Council's Capital Programme for 2017/18 be noted.
- (2) That the proposals to carry forward budget slippage on the programme from 2017/18 to 2018/19 be noted.
- (3) That the use of the CCTV Upgrade budget in 2018/19 in the sum of £9k be approved, as set out in the report (paragraph 9(g)).

REASON

To inform the Committee of the provisional out-turn position for the Council's Capital Programme in 2017/18. This information is deemed provisional pending completion of the audit by Grant Thornton's of the Council's accounts for 2017/18.

25. REVIEW OF REVENUE RESERVES AS AT 31st MARCH, 2018

The Chief Finance Officer submitted a report which provided information on the outcome of a review of the Council's revenue reserves following completion of the draft accounts for 2017/18. The report also sought approval to transfer amounts from specific reserves to the Budget Strategy Reserve to support the ongoing development of the Council's challenging Medium Term Financial Plan position.

RESOLVED

- (1) That the outcome of the review of revenue reserves, as at 31st March, 2018 be noted.
- (2) That the transfer in 2017/18 of £0.466m from specific reserves to the Budget Support Reserve be recommended to Council for approval.

REASON

To inform the Committee of the Council's out-turn position on revenue budgets for 2017/18.

26. MATTERS REQUIRING FINANCIAL APPROVAL

The Chief Finance Officer submitted a report which detailed two requests which required consideration under the Council's Financial and Contract Procedure Rules.

(a) Contract with Burnley, Pendle and Rossendale Council for Voluntary Service (CVS)

A request had been received to continue to approve a funding allocation of £10,000 per year for 3 years (2018/19 2019/20 2020/21) to support the CVS. It was felt that the Council received value added services from the work of the CVS and details of recent activity and projects were included in the report.

(b) Bodies in Motion

A request had been received from Bodies in Motion for financial support of £3k which would help with a funding application towards the cost of a lift which was to be installed at their head office in Brierfield. The project cost was £30k and a 10% contribution from a third party was required. The lift would enable people with mobility issues to make full use of the facilities. The Committee were advised that given the Councils current financial position this request would not generally be supported.

RESOLVED

- (1) That a funding allocation of £10,000 be agreed for Burnley, Pendle and Rossendale Council for Voluntary Services over a three year period from 2018/19 and that this be funded from the 2017/18 Revenue Out-turn.
- (2) That the application from Bodies in Motion not be agreed.

REASON

To seek approval from the Committee on a specific matter that has financial implications for the Council. It was felt the work undertaken by the CVS provided additional benefit to the residents of the Borough.

27. IMPLEMENTATION OF NEW RECYCLING ARRANGEMENTS

The Corporate Director submitted a report which provided an update on the implementation of the new waste and recycling arrangements, in particular the delivery of the blue bins for recycling; and recommended a capital virement of £90,000 for the acquisition of the remaining bins required.

It was reported that a further 2,000 bins were needed to fulfil the remaining demand for the blue bins and to cover the annual demand for them.

Reference was made to a number of difficulties which had been encountered and these were included in the report. It was mentioned that there was an issue with the timing of the paper and card collection.

RESOLVED

- (1) That the report and difficulties encountered be noted.

- (2) That staff in Environmental Services, Communications and in the Contact Centre be congratulated in responding to the unexpected work and demand for the blue bins and their response to dealing with resulting queries.
- (3) That Council be recommended to approve a supplementary virement of £90,000 from the capital provision for Property Health and Safety to cover the purchase of a further 2,000 bins to fulfil remaining demand for the bins and to cover the annual demand for replacement and new other bins.
- (4) That a further report be submitted to a future meeting on the robustness of the blue bins acquired and the collection schedule for card and paper.

REASON

To complete the implementation of the new collection arrangements.

28. CONTINUATION OF MEETING

The time having reached 11.00 p.m. a vote was taken in accordance with Rule 7 of Procedure at Committee Meetings to continue the meeting to complete the business on the agenda.

RESOLVED

That the meeting be continued to enable the Committee to complete the business on the agenda.

29. GEARING UP FOR GROWTH

The Housing, Health and Economic Development Services Manager submitted a report which provided an update on the achievements of the Gearing up for Growth Programme during 2017/18.

The report also provided details of the proposed activity for the 2018/19 programme. It was acknowledged that this would be the final year of the programme and Appendix A provided details of the balance of funds which was £46,650 along with the spend for the programme in 2017/18.

RESOLVED

- (1) That the programme's achievements during the last financial year be noted.
- (2) That the proposed activity and respective budget allocations for the 2018/19 programme, as detailed in Appendix A attached to the report, be approved.

REASON

To update Members on the achievements of the programme in 2017/18 and to consider the programme for the 2018/19 financial year.

30. HOLT HOUSE, COLNE – COMMUNITY ASSET TRANSFER REQUEST

The Corporate Director submitted a report which asked the Committee to consider community asset transfers to Colne FC and Colne and Nelson RUFC.

At the Executive meeting on 15th March it was agreed that a meeting be held with representatives from both clubs, the three political groups, relevant officers and partners associated with the clubs to discuss their request further.

At that meeting it was made clear that Council officers were reluctant to transfer the freehold but offered to extend the lease to 125 years. The football club's view was that they preferred the transfer of the freehold and their reasons for this were included in the report.

Reference was made in the report to the possibility that the Club may change its legal status and that the Council may have some role in this.

It was noted that the rugby club had indicated that they were not yet in a position to come to a view as to a community asset transfer of their landholding. They would await developments as regards Colne FC's proposals but may return to the question in the future.

RESOLVED

That Colne FC be offered the freehold of the land at Holt House in its current lease, together with the additional land identified in the report, and that the Corporate Director, in consultation with the Chairman, be authorised to agree the terms.

REASON

To support the proposals and ambitions of the two clubs taking into account the wider community benefit and interest.

IN ACCORDANCE WITH THE COUNCIL'S CALL-IN PROCEDURE THE ABOVE DECISION STANDS REFERRED TO THE THREE GROUP LEADERS FOR DISCUSSION

31. 20 SCOTLAND ROAD, NELSON

The Chief Executive submitted a report requesting a lease be granted to Building Bridges for 20 Scotland Road, Nelson.

RESOLVED

That a three year lease of 20 Scotland Road, Nelson to Building Bridges Pendle be approved and the Chief Executive be authorised to negotiate terms.

REASON

Negotiation of lease terms would result in a vacant property becoming occupied, and would allow the interested party to offer additional services and bring a community benefit to the area.

32. 2B KEIGHLEY ROAD, COLNE

The Chief Executive submitted a report following interest from two parties to purchase the above site. Both parties had expressed an interest in purchasing 2B Keighley Road for development as part of a larger development scheme.

The prospective purchaser of the Tower Buildings was proposing to create retail units and flats and for 2B Keighley Road to have a covered parking area to the ground floor and flats above with the property re-roofed to include roof-top gardens. The proposal from the owner of the builders yard was to demolish their existing timber workshop to build retail units and flats and for 2B Keighley Road to be demolished to create a parking area.

RESOLVED

That the Chief Executive be authorised to invite proposals, including designs, for development from the two interested parties.

REASON

To allow proposals to; be considered which would result in a capital receipt and vacant properties being brought back into use.

33.

TENDERS

The Corporate Director submitted, for information, a report on tenders received and accepted.

Chairman _____