

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT
THE RAINHALL CENTRE, BARNOLDSWICK
ON 4TH SEPTEMBER 2018**

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

Councillors

*M. Adams
R. E. Carroll
M. S. Goulthorp
K. Hartley
M. Horsfield
C. Teall
T. Whipp*

Co-optees

*D. Haigh
J. Mills*

Police

Insp. A. Winter

Officers Present

*N. Watson
J. Eccles*

*Planning, Building Control and Licensing
Services Manager
Committee Administrator, PBC*

(Apologies were received from G. Wilson.)



The following person attended and spoke at the meeting on the item indicated –

Ian Longstaff

Uniroyal Global

Minute No.63

55. DECLARATIONS OF INTEREST

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

56. PUBLIC QUESTION TIME

There were no questions from members of the public.

57. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 7th August 2018, be approved as a correct record.

58. POLICE AND COMMUNITY SAFETY ISSUES

Inspector A. Winter presented the crime figures for August compared to the same period in 2017 and answered related questions. Crimes were broken down as follows –

	2017	2018
Burglary - Residential	2	2
Burglary - Commercial	1	1
Vehicle Crime	5	0
Hate Crime	1	0
Assaults	11	17
Theft	4	5
Criminal Damage/Arson	8	9
Other Crime	21	25
ALL CRIME	53	59
Anti-Social Behaviour	43	27

He was pleased to report a reduction in vehicle crime. Whilst there was a marked rise in assaults there were no licensing issues. Most crimes were domestic assaults within families in private dwellings and had not resulted in injury.

Inspector Winter gave an update on issues that had arisen over the last month. There had been complaints about ASB at a couple of addresses in Barnoldswick and Earby. These were being dealt with in working with the housing officer responsible for the properties.

The Police had taken note of the complaint at the last meeting about boy racers around the town and in Victory Park. 4 young people had been issued a Section 59 warning for driving irresponsibly. This meant that if they were caught again, their car could be seized. The Police would continue to try to address this problem and include Greenberfield Lane in the area covered.

A resident of Coates Lane expressed concern over vehicles travelling at great speed on Skipton Road, when she was trying to exit onto Skipton Road. She asked if anything could be done to slow traffic down to reduce the risk of an accident happening. The Chairman said that this issue had been raised at a previous meeting and the request had been referred to the Speed Tasking Group which was a Partnership made up of representatives from Lancashire Constabulary and Lancashire County Council, set up to prioritise requests for speed enforcement activity. Following a speed survey, the tasking group assessed the information recovered, together with the casualty record, to determine appropriate action. This could include police mobile enforcement; the installation of a temporary Speed Indicator Display (SpID); or no action.

The Chairman pointed out that the Neighbourhood Police Team used to do some road safety enforcement once a month and asked if some enforcement could be reintroduced on Skipton Road. Inspector Winter said he would speak to the Team about this request. He also advised that any member of the public who had concerns about speeding vehicles should report them on the CC's website.

There was concern over a stretch of wall on the roadside, a few metres long, which had been severely damaged between Sough and Earby, and was a highway safety issue. It was thought to be privately owned. The Planning, Building Control and Licensing Services Manager said that he would look into this.

Inspector Winter gave an update on how the changes to the Policing model in Lancashire underway would affect Neighbourhood Police Teams in Pendle.

The number of Community Beat Managers (CBMs) would reduce from 12 currently in post to 6 (3 working across Nelson and 3 working in Colne and West Craven) and sergeants from 3 to 2. In West Craven the number of CBMs would reduce from 2 to 1. However, 10 Response Officers

would be given West Craven as their default to police that area and take ownership of it when not responding to other crimes.

He assured the Committee and residents that the reduced Team with increased resources from the response teams would work well together to ensure that West Craven was policed effectively.

59. PLANNING APPLICATIONS

(a) Planning applications for determination

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

18/0468/FUL Full: Erection of one detached dwelling at Brooklea, 284 Colne Road, Earby for Mr Morgan

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

The Planning, Building Control and Licensing Services Manager submitted an update at the meeting reporting further comments from residents.

RESOLVED

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

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: Proposed Site Layout (Drawing Number ADM/18/26/02) and Proposed Floor Plans and Elevations (Drawing Number ADM/18/26/03).

Reason: For the avoidance of doubt and in the interests of proper planning.
3. Prior to the commencement of any development on site, samples of all the external materials to be used in the construction of the roofs, walls and paving together with samples of the colour and finish of windows and doors of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter, at all times be carried out in strict accordance with the approved materials and details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.
4. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the Second Schedule of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C and 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 and/or additions to the roof of the building shall be carried out
- (E) No outbuildings/sheds shall be erected

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.

5. The ground floor level of the proposed dwellinghouse shall be set no lower than 140.725 metres AOD.

Reason: To reduce the danger to intended occupants of the building from potential flooding.

6. All existing boundary trees and shrubs on the west boundary, between the site and 284 Colne Road, shall be retained, unless shown on the approved drawings as being removed. No ground clearance shall commence on site unless and until all trees and shrubs on, and immediately adjoining the site shall be protected from damage for the duration of works on the site, by the erection of protective fencing in accordance with BS 5837 : 2012. Any of those boundary trees and shrubs removed without the Local Planning Authority's consent or which die or become seriously diseased or otherwise damaged within five years following completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such a size and species and in such positions to be agreed in writing by the Local Planning Authority.

Reason: In order to protect the trees and shrubs within and on the boundary of the site that provide privacy.

7. The window on the rear roof slope of the development hereby permitted shall at all times be glazed only with obscure glass of a type and degree of obscurity to be first agreed in writing with the Local Planning Authority prior to its installation. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved. 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. In order to protect and preserve the privacy and amenity of the occupiers of the adjoining dwelling.

Reason: To safeguard residential amenity and prevent overlooking.

8. Prior to the commencement of any development on site, a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. 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 dwelling is occupied.

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

9. Before the access is used for vehicular purposes, the part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately surfaced in a bound porous material.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

10. The dwelling hereby approved shall not be used unless and until the proposed parking spaces within the curtilage of the dwelling, including the proposed driveway to the front, has been constructed, surfaced and laid out in accordance with a scheme to be approved in writing by the Local Planning Authority. These spaces shall at all times remain unobstructed and available for parking thereafter.

Reason: In the interests of highway safety and to provide suitable off-street parking provision.

11. Before work commences on the site, 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 shall thereafter use the facilities.

Reason: In the interest of highway safety.

12. Before the dwelling unit is occupied waste containers shall be provided in the bin storage areas.

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

13. No building or any other activities shall be carried out on the site outside the hours of 8.00am and 6.00am on weekdays, 8.00am and 12.00pm on Saturdays and not at all on Sundays, Bank or Public Holidays.

Reason: To safeguard residential amenity and limit disruption from construction activities.

REASON

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 proposal is acceptable in terms of design and materials and would not unduly adversely impact on amenity. 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.

18/0394/FUL Full: Erection of one detached dwelling house at Land adjacent No. 7, The Hayfields, Salterforth for Mr C. Nuttall

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

RESOLVED

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

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: 1, 2, 3A.

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

3. Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. Plans and particulars showing a scheme of foul sewers and surface water drains, shall be submitted to, and approved in writing by the Local Planning Authority, and development shall not be commenced before these details have been approved, unless otherwise agreed in writing. Such works shall be carried out concurrently with the rest of the development and in any event shall be finished before the building is occupied.

Reason: In order that the Local Planning Authority may be satisfied with the details of the proposal and to avoid flooding.

5. The proposed dwelling shall not be occupied unless and until the turning head shown on the approved plan has been cross hatched in accordance with details to be submitted to and agreed and writing with the Local Planning Authority. The turning head provided shall then always remain unobstructed and available for turning purposes unless otherwise agreed in writing by the Local Authority.

Reason: In the interest of highway safety.

6. No building or any other activities shall be carried out on the site outside the hours of 8.00am and 6.00am on weekdays, 8.00am and 12.00pm on Saturdays and not at all on Sundays, Bank or Public Holidays.

Reason: To safeguard residential amenity and limit disruption from construction activities.

Notes:

1. Alterations to the existing site layout as part of the new works may require changes to the existing street lighting at the developer's expense. Before any works commence the developer should contact Lancashire County Council's Street Lighting section to discuss the removal/replacement of the street lighting column on site adjacent to the garages. They can be contacted for further information on 0300 123 6780 or by e-mail on highways@lancashire.gov.uk
2. The property is located in an area where over 10% of properties are potentially affected by Radon. Full protective measures should be installed or a BR211 report should be carried out to determine if no basic or full protective measures are applicable. For

further advice, contact the Pollution Control Section of the Environmental Protection department on (01282) 661199 or environmental.pollution@pendle.gov.uk

REASON

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 accordance with the policies of the Pendle Local Plan Part 1: Core Strategy and saved policies of the Replacement Pendle Local Plan. 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) Planning Appeals

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

17/0691/OUT	<i>Appeal against refusal of planning permission for Outline: Major:</i>
18/0005/AP/REFUSE	<i>Erection of up to 10 dwelling houses (Access only) (Re-Submission) at Land off Cob Lane and Old Stone Trough Lane, Kelbrook</i>

60. ENFORCEMENT/UNAUTHORISED USES - COMPLAINTS RECEIVED

(a) Outstanding

The Planning, Building Control and Licensing Services Manager submitted a report on outstanding enforcement cases for information. At the meeting it was reported that there was a lot of vehicular activity at Horrocks House Farm. The Planning, Building Control and Licensing Services Manager said that he had asked for a wider review of what was being undertaken at the Farm to ensure compliance.

In respect of PLE/17/1329 there was confusion over correspondence going to the wrong landowners in what was a complicated case of ownership.

It was noted that a report on the proposed Compulsory Purchase of Glen Cottage, Barnoldswick would be submitted to the October meeting of Policy and Resources Committee. It was also noted that there were still several outstanding actions required at the Brindley Mews housing development in Barnoldswick.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be asked to look into the ownership issues in respect of PLE/17/1329; raise a number of issues concerning the breach of conditions at the Brindley Mews housing development with Together Housing; and remove PLE/18/0751 from the outstanding enforcement list, as the substation had now been tidied.

(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. It was noted that in the case of the Gospel Hall, the enforcement notice had been served on the land and not the owner.

61. CAPITAL PROGRAMME 2018/19

The Neighbourhood Services Manager reported that the balance for the Committee's 2018/19 Capital Programme was £23,952: Barnoldswick £15,166 and Earby £8,786. There were three bids for consideration as follows –

- ATV truck/tank watering equipment – Earby Town Council £800
- New unit & fitting for hand washer & drier – Salterforth Toilet Group £440
- Re-roofing the main hall - Kelbrook and Sough Village Hall Committee £2,000

The Committee was also asked to support a scheme to solve flooding issues at Lane Bottom in Barnoldswick. The scheme cost £9,500. £7,000 could be found from the Council's flood reserve and central funds. That meant a shortfall of £2,500.

RESOLVED

That the Neighbourhood Services Manager be asked to make the following allocations from the Earby allocation of the 2018/19 Capital Programme -

- ATV truck/tank watering equipment – Earby Town Council £800
- New unit & fitting for hand washer & drier – Salterforth Toilet Group £440
- Re-roofing the main hall - Kelbrook and Sough Village Hall Committee £2,000

And, £2,500 from the Barnoldswick allocation to enable the Lane Bottom flooding alleviation scheme to go ahead.

REASON

To enable the Committee's Capital Programme to be allocated efficiently and effectively.

62. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison Meeting held on 9th August were submitted for information.

RESOLVED

That the Neighbourhood Services Manager be asked to request that the Traffic Liaison Meeting –

- (a) Reconsider the request to reduce the speed limit on Higher Lane, Salterforth, and that in view of the number of properties at Dales View Caravan Park that the 30mph limit be extended to the residential park's access road.
- (b) Reconsider the request to designate the area outside the Anchor Inn, as far as the Canal Bridge, a 20mph zone, in this village location.
- (c) Consider increasing the 20mph speed limit to 30mph on Manchester Road from the Greyhound Pub to the junction with Fernlea Avenue via Church Street and Skipton Road.

REASON

In the interests of highway safety.

63.

UNIROYAL GLOBAL

An email had been circulated to Members earlier in the day from the Uniroyal Global Residents Working Group showing a video clip of vapours emitting from a vent on the site which were believed to be the source of the street level odours blowing over the Grove Street estate.

The Committee was asked what progress the Environmental Health Team had made with the noise and odour survey requested at the last meeting and whether they would be taking appropriate action to deal with the odours.

The Planning, Building Control and Licensing Services Manager said that he had spoken to the Environmental Health Team prior to the meeting, who were satisfied that the vapour/odour issue should be covered by the RTO that was being installed. Taking enforcement action would not be considered expedient when a solution to the problem had been found and the RTO was ready to be installed. Following holiday absence the Environmental Health Team were now ready to do the noise monitoring work and odour survey.

It was noted that a date had not yet been set for the next Uniroyal Global/Residents Working Group meeting, which was to include a site visit, but would be organised towards the end of the month.

RESOLVED

That Uniroyal Global be asked to confirm that the vent shown in the video would be redundant when the RTO was installed and to delegate authority to the Housing, Health and Economic Development Services Manager to take any necessary action to prevent emissions from the vent, if this was not the case.

REASON

In the interests of public health and residential amenity.

64.

PROBLEM SITES

The Planning, Building Control and Licensing Services Manager submitted a report on problem sites in West Craven. It was noted that there had been a lot of work carried out at the Albert Hartley Yard since the change in ownership. Also work at 16 Mosley Street meant that the neighbours were now happy with the state of the property. It was felt that these no longer represented problem sites.

RESOLVED

That progress be noted and the Planning, Building Control and Licensing Services Manager be asked to remove the Albert Hartley Yard site and 16 Mosley Street, Barnoldswick from the Problem Sites list.

REASON

In the interests of visual amenity.

65. ITEMS FOR DISCUSSION

Members discussed health issues in West Craven, in particular Barnoldswick Medical Centre and the North West Ambulance Service.

For some time the Committee had been pressing for a new health centre in Barnoldswick. The East Lancashire Clinical Commissioning Group (ELCCG) had allocated £50,000 for a feasibility study to look at various options. It was understood that a decision had just been reached that Barnoldswick would not be having a new health centre, but no explanation for the rationale that had led to this decision.

Recently, there had been a number of initiatives from local groups and sports organisations fund-raising and installing defibrillators across the region. It was not clear how many were publically available, although it was understood that the North West Ambulance Service co-ordinated this initiative and knew where they were all held.

RESOLVED

- (1) That the ELCCG be asked for a copy of the feasibility study which included the decision not to go ahead with a new health centre in Barnoldswick.
- (2) That the North West Ambulance Service be asked to provide an up to date list of public defibrillators in the West Craven area.

REASON

In the interests of public health and safety.

66. OUTSTANDING ITEMS

It was noted that the following item had been requested by this Committee and a report would be submitted to a future meeting -

- (a) Sett paving on Ellis Street and Frank Street, Barnoldswick (3/7/2018)

Chairman.....