

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 6TH SEPTEMBER, 2018**

PRESENT –

The Worship the Mayor (Councillor J. K. Starkie)

Councillor G. Waugh (Chairman – in the Chair)

Councillors

*N. Butterworth
V. A. Fletcher
M. S. Foxley
P. Foxley
A. R. Greaves
J. A. Nixon
S. Petty
G. Roach
P. White*

Co-optees

*Mr J. Dransfield (Trawden Forest Parish Council)
Mr A. Sutcliffe (Colne Town Council)*

Officers in attendance

*Peter Atkinson Neighbourhood Services Manager
Neil Watson Planning, Building Control and Licensing Services Manager
Lynne Rowland Committee Administrator*

(Apologies for absence were received from Councillor D. Lord and Inspector A. Winter.)

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

Kevin Farrington 18/0412/FUL Full: Major: Erection of 33 No. dwelling houses (Amended Scheme) at land off Knotts Lane, Colne Minute No.64(a)

Mr M. Oakley Outline: Erection of three dwelling houses (Re-submission) at land at Field No 6800 Hollin Hall, Trawden Minute No.64(a)
Mr R. Pickles

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59. DECLARATION OF INTERESTS

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

60. PUBLIC QUESTION TIME

There were no questions from members of the public.

61.

MINUTES

RESOLVED

That the Minutes of the meeting held on 9th August, 2018 be approved as a correct record and signed by the Chairman.

62.

PROGRESS REPORT

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

63.

POLICE ISSUES

A member of the Committee reported that there had been problems with drug taking and dealing at Ivegate across from the Duke of Lancaster pub and with the buying/selling of drugs from vehicles to the rear of Dixy Chicken. A request was made for this issue to be brought to the attention of the Police.

It was also noted that the Colne and District Working Group of the Colne Community Safety Partnership had asked that the assault crime statistics reported to the meeting, be broken down further to separately identify those incidents that were alcohol related.

The Committee agreed to support this request.

64.

PLANNING APPLICATIONS

(a) Applications to be determined

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

18/0361/FUL Full: Major: Erection of 15 residential units including 9 dwelling houses and 6 apartments with 29 car parking spaces at garage site to the rear of 10 to 24 Essex Street, Colne for Cawder Construction

(A site visit was carried out prior to the meeting.)

The Planning, Building Control and Licensing Services Manager reported that this application had been invalidated and was no longer for consideration at this meeting.

18/0412/FUL Full: Major: Erection of 33 No. dwelling houses (Amended Scheme) at land off Knotts Lane, Colne for Persimmon Homes Lancashire

(Councillor J. Nixon declared a non-pecuniary interest in this item which was not a disclosable pecuniary interest as defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.)

The Planning, Building Control and Licensing Services Manager submitted an update report which advised of a meeting that had taken place between representatives of the applicant, Councillors and officers, following which additional plans had been submitted. The applicant had also agreed to an Airedale NHS Trust contribution.

It was recommended that the Planning, Building Control and Licensing Services Manager be delegated authority to grant consent subject to the amendment of the existing Section 106 agreement and provision of a Section 106 agreement for the requested Airedale NHS Trust contribution.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be delegated authority to **grant consent** 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: 038.L01, KDC/ JB/PL01, KDC/IS/ENG01 Rev A, KDC.302 Rev F, KDC.303 Rev G, KDC.306 Rev F, PH105/T00B, 30039/1 REV M, 30039/10 REV A, 30039/2 REV A, 30039/4 REV A, 30039/9 REV A, 30039/400, The Hanbury House Type, The Chedworth Hipped House Type, The Hatfield Clayton Semi, The Hatfield, The Clayton Corner, The Chedworth, The Kendal, The Moseley, The Roseberry, The Rufford, The Winster, The Gilby.

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

3. The development hereby approved shall not commence unless and until samples of the materials to be used in the construction of the development hereby permitted shall be 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 visual amenity of the area.

4. The development hereby approved shall not commence unless and until a scheme providing full details of the public open space shown on approved plans, to include the timing of provision and a schedule of maintenance, has been submitted to and approved in writing by the local planning authority.

The approved scheme shall thereafter be completed in accordance with the agreed timing of provision, and the areas shall thereafter be maintained in accordance with the approved schedule.

Reason: To ensure that the open space is provided and suitably maintained.

5. The development hereby approved shall not commence unless and until full details of the proposed foul and surface water drainage, including;
 - i) confirmation of surface water run off rates which shall not exceed pre-development greenfield rates;
 - ii) a scheme for future maintenance of the drainage infrastructure and implementation of sustainable urban drainage measures;

- iii) confirmation of any improvement works to existing watercourses on site, the provision of temporary storage facilities, means of access for future maintenance and means of restricting flooding and pollution during construction;
- iv) the provision of overland flow routes and flood water exceedance routes, directed away from dwellings and other critical infrastructure, within the application site;
- v) confirmation of any proposed means of enclosure to the attenuation ponds adjacent to the northern boundary of the site;
- vi) confirmation of any additional measures required in relation to surface or foul water discharge subsequent to the aforementioned assessments;

shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the drainage system to that property has been provided in its entirety

Reason: In order to prevent flooding and to ensure that the site is properly drained.

6. The scheme of off-site highway works agreed under condition 5 of planning permission 13/15/0178P shall be implemented in strict accordance with the approved details prior to completion of the first 15 dwellings in total within this site and that of planning permission 13/15/0178P. In addition, the pelican crossings at Albert Road and Queen Street and Burnley Road, near to Phillips Lane, shall be upgraded to a puffin crossing, and a toucan crossing shall be provided on the A56 between Knotts Lane and Greenfield Road, prior to completion of the 75th dwelling in total within this site and that of planning permission 13/15/0178P

Reason: In the interests of highway safety

7. The car parking shown on each plot shall be provided prior to occupation of the dwelling it relates to. This shall include surfacing of the driveway in accordance with the materials to be submitted to and agreed in writing by the local planning authority. The spaces shall thereafter be retained at all times for the parking of cars in association with the occupants of the dwelling

Reason: In the interests of highway safety and to ensure adequate on-site parking.

8. The estate roads into the site shall be constructed in accordance with the Lancashire County Council specification for the construction of estate roads. The estate roads shall be completed to base course level to each plot before any work is commenced on that plot. The estate roads and footpaths on the site shall be completed in their entirety for each phase of the development (as set out under condition 11) within 3 months of the completion of that phase, or within 30 months of the commencement of the construction of any house in a phase.

Reason: In order to ensure that the development is served by an adequate highway network.

9. The development hereby approved shall not commence unless and until a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site has been submitted to and 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.

10. The development hereby approved shall not commence unless and until a site investigation of the nature of land stability and extent of former coal mine workings has been carried out in accordance with a methodology which shall previously have been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If the requirement for any remedial work is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.

Reason: In order to prevent land stability issues in relation to historic mine workings at the site.

11. The development hereby approved shall not commence unless and until a plan and written statement detailing the proposed phasing of the site has been submitted to and approved in writing by the local planning authority. The plan shall include details of the works involved in each phase, and how each phase is to be completed in terms of the completion of roads, building operations, foul and surface water sewers and landscaping. The plan shall also include details of the number of units in the phase that shall be completed prior to the commencement of the next phase of the development. The approved scheme shall thereafter be carried out in strict accordance with the approved plan and statement.

Reason: To ensure that the site is developed in an orderly manner.

12. The development shall not be commenced unless and until full details of any retaining structures on the site have 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: To ensure a satisfactory appearance and finish to the development.

13. The development hereby approved shall not commence unless and until details of the proposed levels on site and how the ground modelling will take place have been submitted to and approved in writing by the local planning authority. Thereafter, for each phase, the finished floor levels of all dwellings in that phase, shall be submitted to and approved in writing by the local planning authority, prior to construction of any dwelling in that phase. Development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority can assess and control the height of the development in the interests of the visual amenity of the area.

14. The development hereby approved shall not commence unless and until a detailed landscaping scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- i) The exact location and species of all existing trees and other planting to be retained;
- ii) An outline specification for ground preparation for landscaped areas outside of the ecological areas;
- iii) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
- iv) All proposed boundary treatments with supporting elevations and construction details;
- v) All proposed hard landscaping elements and paving, including layout, materials and colours;
- vi) 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 agreed form prior to the end of the first planting season following substantial completion of each phase of the development to which it is associated. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

15. 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 be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) wheel washing facilities
- vi) measures to control the emission of dust and dirt during construction

Reason: In the interests of residential amenity.

16. No construction work shall be carried out on the site outside the hours of 8:00 and 17:00 on weekdays and 8:00 - 12:00 on Saturdays.

Reason: In the interests of residential amenity.

17. No vegetation clearance shall take place during the optimum period for bird nesting (March to July inclusive).

Reason: To ensure that nesting birds are not disturbed.

18. The development hereby approved shall not commence unless and until a scheme for the use of sound insulation mitigation measures in the construction process including but not exclusively; glazing, ventilation and fencing details shall be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented entirely in accordance with the approved details. Thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: In the interests of residential amenity.

19. Notwithstanding the provisions of Part 1, Class A of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), any openings in the north west side elevations of plots 6, 11 and 12 shall at all times be glazed in obscure glass of Pilkington Level 3 and above (or equivalent) obscurity and shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: To preserve the privacy of the occupants of adjacent dwellings.

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.

18/0424/VAR Full: Major: Variation of condition: Vary conditions 5 and 10 of Planning Permission 17/0416/VAR car park layout and construction at allotment land to the north of Argyle Street, Colne for Ainsworth Projects Ltd

The Planning, Building Control and Licensing Services Manager reported receipt of a revised Construction Method Statement which was acceptable and incorporated the changes requested by Lancashire County Council Highways.

RESOLVED

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

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 location plan, 02 H, 03 I, 04 F and 05 E.

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

3. The development shall be carried out in accordance with the samples of external materials submitted and approved by the Local Planning Authority in December, 2017.

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

4. The development shall be carried out in full accordance with the approved Phase 2 Geo-Environmental Investigation and Risk Assessment ref: LKC 160 1052 dated 5th April, 2017.

All agreed remediation measures shall be carried out in accordance with the above approved document 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.

Reason: In order to protect the health of the occupants of the new development and to prevent contamination of the controlled waters.

5. A car parking and manoeuvring areas as approved under planning application 17/0626/FUL

shall be laid out and made available prior to the occupation of the first unit on site. The spaces and area shall thereafter be maintained free from obstruction and available for parking and turning purposes.

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

6. The development shall be carried out in full accordance with the approved drainage scheme submitted to the Local Planning Authority on the 26th May, 2017.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons: To ensure that the proposed development can be adequately drained and to avoid flood risk.

7. The development shall be carried out in full accordance with the approved sustainable drainage management and maintenance plan submitted to the Local Authority on the 26th May, 2017.

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

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

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

- a. the exact location and species of all existing trees and other planting to be retained;
- b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

9. Prior to the first occupation of any unit hereby approved, the external bin storage area as shown on approved drawing 02 B shall be made available for use and retained thereafter.

Reason: To ensure adequate waste storage facilities within the site.

10. The development shall be carried out in full accordance with the approved Construction Method Statement submitted to the Local Planning Authority on the 13th July, 2018.

Reason: In the interests of amenity and highway safety.

11. The proposed new footways along Argyle Street and the rear of New Market Street, including a dropped pedestrian crossing, shall be constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before first occupation.

Note

1. The grant of planning permission will require the applicant to enter into an appropriate Section 278 Legal Agreement, with Lancashire County Council as Highway Authority prior to the start of construction of the new footways. For the avoidance of doubt the works shall include, but not be exclusive to, the provision of full height kerbing along Argyle Street/rear New Market Street and the provision of a dropped pedestrian crossing, including tactile paving. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or email lhscustomerservice@lancashire.gov.uk , quoting the relevant planning application reference number.

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 development is compliant with the aims of the Local Plan Part 1 and saved Policies of the Replacement Pendle Local Plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

18/0439/OUT Outline: Erection of three dwelling houses (Re-submission) at land at Field No 6800 Hollin Hall, Trawden for Mr R. Pickles

(A site visit was carried out prior to the meeting.)

The Planning, Building Control and Licensing Services Manager reported receipt of a letter from the applicant in response to the committee report and recommendation, and provided a response

to the issues raised.

The recommendation to refuse remained the same.

RESOLVED

That consideration of this planning application be **deferred** to the next meeting of this Committee.

REASON

To seek further clarification on the implications in relation to the Trawden Forest Neighbourhood Plan.

**18/0496/AGD Prior Approval Notification: (Agricultural building to Dwelling Class Q):
Change of use of agricultural building to dwelling at Agricultural Building,
Edge End Farm, Red Lane, Colne for Mrs Katheryn Rutter**

RESOLVED

That Prior Approval be **not required** subject to the following conditions –

1. The development hereby permitted shall be carried out in accordance with the following approved plans: P1910/002, P1910/003.

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

2. The development shall include provision for two cars to park, turn and exit the site in forward gear. The dwelling shall not be occupied unless and until details of parking and manoeuvring have been submitted to and approved in writing by the Local Planning Authority and the parking and manoeuvring areas have been laid out, surfaced and made available for use in accordance with the approved details. The parking and manoeuvring areas shall thereafter remain at all times free of obstruction and available for parking and manoeuvring purposes.

Reason: To ensure adequate parking and turning areas are provided in the interest of highway safety.

3. Notwithstanding the provisions of Part 2 Class A of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no boundary treatment shall be erected or planted to the curtilage of the dwelling unless and until details have been submitted to and approved in writing by the Local Planning Authority, any boundary treatment shall thereafter be maintained in accordance with the approved details.

Reason: To ensure acceptable boundary treatments in the interest of the visual amenity of the area.

REASON

The design and external appearance of the building is acceptable and the use as a dwelling is acceptable in terms of transport and highway impacts, noise impacts, contamination

risks and flood risks and the location and siting does not otherwise make the use as a dwelling impractical or undesirable.

(b) Appeals

The Planning, Building Control and Licensing Services Manager submitted a report, for information, which gave the up-to-date position on planning appeals.

65. ENFORCEMENT/UNAUTHORISED USES

(a) Outstanding enforcements

The Planning, Building Control and Licensing Services Manager submitted a report, for information, which gave the up-to-date position on outstanding enforcement cases.

A verbal update was given with regard to Scar Top Mill, Church Street, Trawden.

A discussion was also held with regard to the land to the west of 2 to 26 Hawley Street, Colne. Members sought advice on the best course of action to deal with the remains of a caravan and rubbish on this private piece of land.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be requested to seek advice on the quickest options available to allow clearance of the untidy piece of land to the west of 2 to 26 Hawley Street, Colne and, should there be no quicker alternative, the Head of Legal Services be instructed to serve a Section 215 Notice.

REASON

In the interests of residential amenity.

(b) Enforcement action

The Head of Legal Services submitted a report, for information, which gave the up-to-date position on prosecutions.

(c) Hubbs House Farm, Colne

The Planning, Building Control and Licensing Services Manager submitted a report for Members to consider what course of action to take with regard to illegal activities being carried out at Hubbs House Farm, Colne and the land associated with it.

It was noted that this was a multi-agency approach. Details of action already taken were provided in the report.

RESOLVED

(1) That, if necessary, a further survey of all the land be undertaken.

- (2) That the appropriate agencies be asked to take action to impound vehicles being used to transport waste for purposeful tipping.
- (3) That Lancashire County Council be advised of this Committee's acute concern at the length of time taken to pursue an injunction for failure to comply with the court orders.
- (4) That the decision to pursue a Civil Injunction with regard to cattle that had strayed onto other land be noted and a request be made for this to be expedited.
- (5) That an update on progress be submitted to the next meeting of this Committee.

REASON

- (1) ***To establish what littering/dumping currently exists on the land.***
- (2) ***In order to ensure that activities at the farm are brought under satisfactory control and that the continued harm to the environment being caused ceases.***

(d) Persimmon Homes Site, Knotts Drive, Colne

It was noted that a recent meeting had taken place between representatives of Persimmon Homes, councillors and officers. No further update was given.

66. CAPITAL PROGRAMME 2018/19

The Neighbourhood Services Manager reported that the current balance for the Committee's capital programme for 2018/19 was £21,556.

The following new bid was submitted for consideration –

- Laneshaw Bridge to Wycoller Footpath Improvements - £2,500

Councillor Roach also reported that a shed had recently been broken into at Greenfield Local Nature Reserve and tools etc. had been stolen. He advised that he would be happy to assist the Local Nature Reserve Group by making a financial contribution from his horticultural projects fund.

RESOLVED

- (1) That £2,500 be allocated towards Laneshaw Bridge to Wycoller Footpath improvements.
- (2) That the Friends of Greenfield Local Nature Reserve be invited to submit a capital programme bid to a future meeting of this Committee.

REASON

- (1) ***To improve public access and safety.***
- (2) ***To allow for further consideration.***

67. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison meeting held on 9th August, 2018 were submitted for information.

68. PROBLEM SITES

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

A discussion was held with regard to the former Hycrome Works/Green Works, Knotts Lane, Colne.

RESOLVED

That a meeting be arranged with the owner of the former Hycrome Works/Green Works, Knotts Lane, Colne.

REASON

To discuss the future use of the site.

69. LAND AT END STREET, COLNE

The Housing, Health and Economic Development Services Manager submitted a report for Members to consider a recommendation to declare land at End Street, Colne surplus to requirements to enable disposal for housing development.

It was noted that the Peter Birtwistle Trust was interested in acquiring land in Colne to expand its supported housing stock.

RESOLVED

- (1) That the Policy and Resources Committee be recommended to declare land at End Street, Colne, as shown on the plan attached to the report, surplus to requirements.
- (2) That consideration be given to developing the site in conjunction with the land opposite, at the site of the former chapel.
- (3) That it be noted that this site may be of interest to the Peter Birtwistle Trust and that this Committee supports the Trust in its efforts to acquire land in Colne to expand its supported housing stock.
- (4) That the Housing, Health and Economic Development Services Manager be requested to consult with officers at Lancashire County Council to discuss the possibility of a joint scheme to develop the rectangular piece of land above Bankfield Street, Colne.

REASON

In order to stimulate housing growth in the area.

70. FORMER PUBLIC CONVENIENCES – COLNE BUS STATION

The Chief Executive submitted a report which sought Members' views as to the future of the former public conveniences on Colne Bus Station. The report included four recommendations for consideration.

RESOLVED

That consideration of this item be deferred to a future meeting of this Committee.

REASON

To allow for consideration at Leadership Group and consultation with Colne Town Council.

71.

ITEMS FOR DISCUSSION

(a) Condition of Burnley Road back street between Phillips Lane and Ridehalgh Street

It was reported that parts of the back street between Phillips Lane and Ridehalgh Street, Colne were collapsing to such an extent that sections were scraping on the bottom of vehicles. It was proposed that Lancashire County Council (LCC) be asked to repair the street, as it had done with similar streets in Nelson and Brierfield.

Members were reminded that a meeting with LCC was due to take place to discuss traffic issues at Red Lane, Colne. It was suggested that this also be a topic for discussion at that meeting.

RESOLVED

That a request for repairs to the back street between Phillips Lane and Ridehalgh Street, Colne be included as a topic for discussion at the upcoming meeting with Lancashire County Council.

REASON

In the interests of highway safety.

(b) 9 -11 Cuerden Street: alleged use as a business

A request was made for investigations to be carried out into alleged business activities being carried out at 9-11 Cuerden Street, Colne.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be asked to investigate the alleged business activities being carried out at 9-11 Cuerden Street, Colne and report back to a future meeting of this Committee.

REASON

For further consideration.

(c) Back Hawley Street, Colne (land between Hawley Street and Knotts Drive): condition of the land

Considered at Minute No. 65(a).

(d) Residents Parking – Stanley Street

It was reported that a request had been made for residents parking on Stanley Street, Colne.

RESOLVED

That a request for residents parking be included as a topic for discussion at the upcoming meeting with Lancashire County Council as referred to at Minute No. 71(a).

72. COLNE AND DISTRICT WORKING GROUP OF THE COLNE COMMUNITY SAFETY PARTNERSHIP

Minutes of a meeting of the Colne and District Working Group of the Colne Community Safety Partnership held on 9th August, 2018 were submitted for information.

73. MISCELLANEOUS MINUTES

The minutes of a meeting of the Friends of Greenfield Local Nature Reserve Executive, held on 7th August, 2018 were submitted for information.

74. OUTSTANDING ITEMS

The following items had either been referred to this Committee or requested by the Committee. Reports would be submitted to future meetings.

- (a) Red Lane, Colne – Traffic issues (05.07.18)
- (b) Old Market Hall, Colne (Kippax's) (09.08.18)

CHAIRMAN _____