

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT
MOUNT ZION BAPTIST CHAPEL, EARBY
ON 4TH DECEMBER 2018**

PRESENT –

D. M. Whipp (Chairman – in the Chair)

Councillors

*M. Adams
M. S. Goulthorp
K. Hartley
J. Purcell
C. Teall
T. Whipp*

Co-optees

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

Police

*Sgt T. Hitchen
CBO S. Murphy*

Officers Present

N. Watson

*Planning, Building Control and Licensing
Services Manager*

J. Eccles

Committee Administrator, PBC

(Apologies were received from Councillors R. E. Carroll and M. Horsfield.)



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

<i>Ian Swain</i>	<i>18/0624/OUT - Outline: Major: Residential development (0.5ha) (Access only) (Re-Submission) at Land to the West of White Leys Close, Earby</i>	<i>Minute No.97(a)</i>
<i>Mr Ali Erika Eden-Porter Claire Ashton Dave Hunt-Jackson</i>	<i>18/0634/FUL - Full: Demolition of garage, siting of office cabin, change of use from car park to a Taxi Booking Office (Suis Generis) with parking, erection of 2m security fence and gate to south and east boundaries at Land to the West of 28 Skipton Road, Earby for Mr Imran Ali</i>	<i>Minute No. 97(a)</i>
<i>Amy & Robert Cranham Geoff Smith</i>	<i>18/0700/HHO - Full: Erection of two storey side extension at 4 Earlham Street, Earby</i>	<i>Minute No. 97(a)</i>

93.

DECLARATIONS OF INTEREST

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

94.

PUBLIC QUESTION TIME

There were no questions from members of the public.

95.

MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 6th November 2018, be approved as a correct record.

96.

POLICE AND COMMUNITY SAFETY ISSUES

Sergeant Hitchen presented the crime figures for November 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	8	1
Vehicle Crime	3	4
Hate Crime	1	0
Assaults	6	13
Theft	8	7
Criminal Damage/Arson	6	8
Other Crime	15	22
ALL CRIME	49	57
Anti-Social Behaviour	30	27

Members brought a number of other local issues to the attention of the Police which were noted.

Sergeant Hitchen gave an update on the Police restructure within Lancashire and how this would affect the Neighbourhood Police Team in West Craven. Both CBMs had now moved on. Steve Murphy was welcomed as the new CBM for the area. Both current PCSOs would remain. The Chairman acknowledged that the Neighbourhood Team had effectively been halved and it would be more difficult for the Police to cover the area.

RESOLVED

That the Committee's thanks be passed to PC Duncan Park and Nigel Keates for their work in West Craven over the years, and who had now moved onto new jobs and responsibilities.

97.

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 -

18/0624/OUT Outline: Major: Residential development (0.5ha) (Access only) (Re-Submission) at Land to the West of White Leys Close, Earby for M & D Dinsdale

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

(Before the vote was taken, the Planning, Building Control and Licensing Services Manager advised that should the application be refused there would be a significant risk of costs in the

event of an appeal. The matter would therefore be referred to the Head of Legal Services and subject to his agreement the decision would stand referred to the Policy and Resources Committee).

RECOMMENDATION

That planning permission be **refused** for the following reason -

- Significant risk to road safety

18/0634/FUL Full: Demolition of garage, siting of office cabin, change of use from car park to a Taxi Booking Office (Suis Generis) with parking, erection of 2m security fence and gate to south and east boundaries at Land to the west of 28 Skipton Road, Earby for Mr Imran Ali

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

RESOLVED

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

- Harm to conservation area
- Hours of use being inimical to residential amenity
- Highway safety
- Location being contrary to saved Policy 25

18/0700/HHO Full: Erection of two storey side extension at 4 Earlham Street, Earby for Mr Robert Cranham

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

The Planning, Building Control and Licensing Services Manager gave an update at the meeting regarding revised Floor plans (Drawing No 2809 – Revision D). The revised floor plans demonstrated that the development would not alter the parking requirements of the site. The application was now recommended for approval.

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 strict accordance with the following approved plan: Proposed Site, Floor and Elevation Plans (Drawing Number 2809 – Revision D).

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

3. Prior to the commencement of any above ground works on site, samples of the materials to be used in the construction of the walls and roof, together with samples showing the colour and finish of the windows and doors to be installed as part of the development hereby approved, shall 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 materials.

Reason: To ensure a satisfactory form of development in the interest of the historical significance of the conservation area.

4. A solid boundary treatment no lower than 1.8 metres, or no higher than 2.0 metres shall at all times be maintained along the shared boundary with 2 Duxbury Street, from a point starting in line with the front elevation of the house to a minimum point of 7.5m to the south.

Reason: To safeguard residential amenity and prevent overlooking.

5. The internal layout of the development hereby approved shall be as shown on amended plan 'Drawing Number 2809 – Revision D'. There shall be no more than 3 rooms in the property used as bedrooms at any point.

Reason: The applicant has altered the design to reduce the number of bedrooms in order to make the highway impacts acceptable and the number of bedrooms needs to be limited to three in order not to lead to additional on street parking which would be inimical to highway safety.

18/0724/FUL Full: Erection of a two storey detached function suite and hotel accommodation (Use Class C1) at the Stone Trough Inn, Colne Road, Kelbrook for Mr Andrew Gillin

RESOLVED

That consideration of the application be deferred to allow the applicant to come back with better plans.

(b) Planning Appeals

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

18/0248/OUT
18/0011/AP/REFUSE

*Appeal against refusal of outline permission for Major:
Residential Development 3.40 ha (Access only) (Re-
Submission) at Land to the north east of Meadow Way,
Skipton Road, Barnoldswick*

98. ENFORCEMENT/UNAUTHORISED USES - COMPLAINTS RECEIVED

(a) Wardle Storeys

The Planning, Building Control and Licensing Services Manager submitted a report with regards to

work on the site and potential flooding issues which were raised at the last meeting. It was reported that the applicant had indicated that progress would be made in a short space of time.

RESOLVED

That this item be deferred to the next meeting to review progress.

(b) Outstanding

The Planning, Building Control and Licensing Services Manager submitted a report on outstanding enforcement cases for information.

RESOLVED

That the Planning, Building Control and Licensing Services Manager be asked to request that the Tree Replacement Notice in respect of PLE/17/1173 be issued so that the tree planting could commence.

(c) 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.

99. CAPITAL PROGRAMME 2018/19

The Neighbourhood Services Manager submitted a report on the Committee's 2018/19 Capital Programme. A late bid had been circulated from the Salterforth Village Hall Committee seeking £1,000 towards the cost of refitting the kitchen following flood damage.

It was reported that a resident of Oakfield Terrace had complained about dog waste and bags being left in the area and if it was possible for a dog waste bin to be erected in the vicinity.

There was concern that the Lane Bottom Flood Alleviation scheme, which had been arranged with the owner of the farm, had been put on hold following his death and a subsequent family dispute over the land. A lot of time and work had been put into getting to this stage and the Committee did not want to see it falter now.

RESOLVED

- (1) That £500 be granted to the Salterforth Village Hall Committee towards the cost of refitting the kitchen.
- (2) That the Neighbourhood Services Manager be asked to request that the family from the farm at Lane Bottom use SMILE mediation group to try to progress the flood alleviation scheme.
- (3) That the Environmental Services Manager be asked to site a dog waste bin in the vicinity of Oakfield Terrace.

REASON

1. *To ensure that the Capital Programme is allocated effectively and efficiently.*
2. *To progress important flood alleviation work at Lane Bottom.*

3. *In the interests of residential amenity.*

100. UNIROYAL GLOBAL

Members had received an update from Uniroyal Global on progress with implementing the improvement works. It was noted that the next Uniroyal Global/Residents Working Group meeting had been arranged for Monday 17th December and would start with a site visit. An update would be brought to the next meeting.

101. PREPARING FOR WINTER

Advice notes from the County Council and the Met Office were submitted for information and gratefully noted.

The Committee was concerned to learn of grit bins being removed by the Together Housing Group in West Craven which would cause considerable hardship to elderly and vulnerable people. This appeared to be a new company policy.

RESOLVED

That the Neighbourhood Services Manager be asked to make urgent representations to the Together Housing Group requesting that their policy to remove grit bins from vulnerable people be rescinded and that the grit bins removed be refilled and reinstated at the earliest opportunity.

REASON

In the interests of public health and safety.

102. VACANT HOUSES

The Housing, Health and Economic Development Services Manager submitted a report on vacant houses in West Craven.

RESOLVED

That the Housing, Health and Economic Development Services Manager be asked to –

- Email the addresses of empty properties in West Craven to Councillors;
- If possible, in future reports, provide some comparisons over time to see if the trend was improving or getting worse;
- Check that 12 Collin Street was on the list of vacant properties; and
- Check that 43 Rainhall Road was licensed as a house in multiple occupation.

103. 449 COLNE ROAD, KELBROOK

The Planning, Building Control and Licensing Services Manager submitted a report about the appearance of this property. It was noted that some improvements had been made to the appearance of the property and it was looking better.

RESOLVED

That the site be added to the problem buildings list and progress be monitored.

REASON

In the interests of visual amenity.

104. PLANTERS FOR BARNOLDSWICK TOWN SQUARE

The Neighbourhood Services Manager submitted some examples of movable planters that could be used in the Town Square and the associated costs. Barnoldswick in Bloom had recommended their choice of planters from Amberol, which were circulated at the meeting. The Chairman had also asked for removable bollards to be considered for this location and was awaiting costings.

RESOLVED

That the options for moveable planters and removable bollards be considered again at the next meeting.

REASON

To make the best choice of street furniture for this location.

105. 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) Revised scheme for raised crossing points on Ellis Street and Frank Street, Barnoldswick (6/11/18)

Chairman.....