



MEETING OF THE POLICY AND RESOURCES COMMITTEE

(Members: Councillors Nadeem Ahmed, Musawar Arshad, Wayne Blackburn, Margaret Foxley, Paul Foxley, Mike Goulthorp, Mohammed Iqbal, Yasser Iqbal, Asjad Mahmood, Brian Newman, Christian Wakeford, David Whipp and Paul White (Chr.))

TO BE HELD ON
TUESDAY 22nd JANUARY, 2019
AT 7.00 p.m.

IN THE WILSON ROOM AT NELSON TOWN HALL

The meeting will commence with **PUBLIC QUESTION TIME**. Members of the public are invited to attend and ask questions of the Committee.

Members of the public may also speak on any agenda item in which they have a direct interest. Petitions may also be presented.

If the item is a planning application then you must make your request **in writing or by telephone by 12 noon on the day of the meeting**.

For other items you should try to make your request in **writing or by telephone by 12 noon on the day of the meeting**. If you are unable to do this the Chairman may still allow you to speak if you turn up at the meeting.

For further information and to make a request to speak please contact
Jane Watson on 01282 661648

PHILIP MOUSDALE, CORPORATE DIRECTOR

If you would like this information a way which is better for you, please telephone us.



اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں جو آپ کے لئے زیادہ مفید ہو تو براہ کرم اس کے سرکاری ایسے طریقوں کریں۔

Under the Openness of Local Government Bodies Regulations 2014, people attending open meetings can film, audio record, take photographs or use social media. Oral commentary is not allowed during meetings as it would be disruptive. If you are attending a meeting, you need to be aware that you may be filmed by others attending. This is not within our control.

A G E N D A

1. Declarations of Interest

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

A Member must declare a disclosable pecuniary interest which he/she has in any item on the agenda. A Member with a disclosable pecuniary interest in any item may not participate in any discussion of the matter at the meeting and must not participate in any vote taken on the matter at the meeting.

In addition the Council's Standing Orders require a Member with a disclosable pecuniary interest to leave the room where the meeting is held while any discussion or voting takes place.

2. Public Question Time

To receive, for a maximum of 15 minutes, questions from members of the public on issues which do not appear on the agenda.

3. Minutes

Enc. To approve, or otherwise, the minutes of the Policy and Resources Committee meeting held on 18th December, 2018.

4. Planning Applications

(a) 18/0283/FUL Major: Full: Change of use from agricultural to a caravan park and siting of 36 holiday lodge caravans and 20 touring caravan pitches at the Caravan Site, Lower Greenhill Farm, Kelbrook Road, Salterforth

At a meeting of the West Craven Committee on 8th January, 2018 the decision to refuse this application was referred as a recommendation to this Committee as the decision to refuse the application would be a significant risk of costs.

Enc. The Planning, Building Control and Licensing Services Manager submits the attached report for consideration. **WITHDRAWN** (21.01.2019)

5. West Craven Flood Defence and Resilience - Update

To consider the attached report from the Neighbourhood Services Manager.
TO FOLLOW

6. Transfer of Services and Facilities to Town and Parish Councils

To consider the attached report from the Corporate Director. **TO FOLLOW**

7. Transfer of land at Holt House, Colne to Colne FC

To consider the attached report from the Corporate Director. **TO FOLLOW**

8. Tenders

Enc. To consider the attached report from the Corporate Director.

9. Matters Referred from Area Committees

(a) Fireworks

At a meeting of the Brierfield and Reedley Committee held on December, 2018 it was resolved “that the Policy and Resources Committee be recommended to ask Council to pass a resolution to lobby Government to ban the sale of fireworks to the public other than for organised displays.”

RECOMMENDATION

That the recommendation from Brierfield and Reedley Committee be agreed.

(b) 1 Brook Street, Nelson

At a meeting of Nelson Committee on 7th January, 2019 it was resolved “that the Policy and Resources Committee be recommended to declare 1 Brook Street, Nelson surplus to requirements in order for the property to be sold.”

Enc. A copy of the report considered by the Committee is attached for information.

(c) Land off Greenberfield Lane, Barnoldswick

At a meeting of the West Craven Committee on 8th January, 2019 it was resolved “that the Policy and Resources Committee be advised that the Committee did not want to dispose of the land for potential development, but that it be transferred to Barnoldswick Town Council under the Community Asset Scheme for the following reasons:

- The current tenants of the land marked A on the plan attached to the report had and were continuing to invest in the site, building fences and planting trees, most recently planting a hedgerow for the benefit of wildlife. They had also invested a lot of time and effort making the land suitable for grazing.
- The TPO trees on the boundary of the site are of high amenity value and provide roosts for protected bats.
- Initially this land was included in the plan for the transfer of Victory Park to Barnoldswick Town Council but was later taken out. Barnoldswick Town Council could provide allotments on this site to meet demand in Barnoldswick.
- Highway safety is a great concern; the plans approved on appeal for the adjoining plot of land do not provide a safe junction onto Gisburn Road for the vastly increased numbers of vehicles from a much larger housing development. The approved development fails to provide a continuous pavement from the site into Barnoldswick; this would be of great concern as Gisburn Road is a very busy and fast road.
- The bus turnaround would be affected by the proposal. The turnaround allows the Barnoldswick Town Service to operate down Gisburn Road; any impact on this service would be detrimental to public transport provision.
- There is a public right of way on the Definitive Map 24' wide going across the larger grazing site marked B on the plan. There is another public right of way along the access track to West Close Farm and Barn. Impact on these PROWs would be unacceptable.
- Greenberfield Lane is very narrow and there isn't enough space for vehicles and pedestrians to pass each other on the greater part of its length. The consequential increase in traffic from development is unacceptable.
- The lane is not appropriate for HGV traffic accessing the adjacent sewage work or vehicles going to the parking area at the northern end of Victory Park. Disposal of the

land could result in the removal of the access track on part of the land – leading to the loss of the only safe access to these areas.

- Greenberfield Lane is an important leisure route used by walkers, cyclists and horses. Part of the land is a designated wheelchair route. The whole of the lane is “Access Only” to help keep it a ‘quiet lane’ for such purposes. Development of a large field on the lane would destroy the character of the lane as well as increasing the risk of injury to leisure users.
- Greenberfield Lane is the route of a Roman Road – an important part of Barnoldswick’s heritage. This heritage should not be destroyed by development.

Enc. A copy of the report considered by the Committee is attached for information.

(d) Land at Bold Street, Colne

The Executive resolved on 23rd October, 2014 to declare the site surplus and market it for sale, following a recommendation from Colne and District Committee. The Executive subsequently resolved on 14th December 2017 that it be disposed of to Together Housing for the development of affordable housing and that the Chief Executive be authorised to negotiate terms.

A planning application was submitted by Cawder Construction and this was refused by the Colne and District Committee on 3rd October, 2018. At that meeting it was also resolved that options for the future use of the land be referred to this Committee for consideration. A revised planning application for 9 houses and 6 apartments (Ref 18/0718/FUL) was resubmitted and this was approved by Colne and District Committee on 11th January, 2019.

Affordable housing is a suitable use for the site and we have a high need for good quality affordable housing. Together Housing have been successful in securing significant levels of grant funding from Homes England to deliver it and this may be lost to Pendle if this scheme does not go ahead. They have a developer lined up to begin the scheme as soon as the land disposal is completed.

Before making a decision on the revised planning application members of Colne and District Committee asked for confirmation that the boundary wall to Colne Lane would transfer to Together Housing as this was outside the boundary of the planning application. Together Housing have confirmed that the wall will transfer and they will take on responsibility for its maintenance. The whole of the site identified for disposal will therefore be disposed of to Together Housing and become their responsibility.