

**MINUTES OF A MEETING OF THE
BRIERFIELD AND REEDLEY COMMITTEE
HELD AT BRIERFIELD TOWN HALL
ON 2ND APRIL, 2019**

PRESENT

Councillor N. Ashraf – Chairman (In the Chair)

Councillors

*N. Ahmed
M. Arshad
M. R. Arshad
Y. Iqbal
P. McCormick*

Co-optees

*P. V. Bates
M. Hanif*

Constabulary Representative

Sergeant Scott Boast

Officers in attendance

*David Walker
Kathryn Hughes
Lynne Rowland*

*Environmental Services Manager (Area Coordinator)
Principal Development Management Officer
Committee Administrator*



140. DECLARATION OF INTERESTS

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

141. PUBLIC QUESTION TIME

There were no questions from members of the public.

142. MINUTES

RESOLVED

That the Minutes of this Committee, at a meeting held on 5th March, 2019 be approved as a correct record and signed by the Chairman.

143. PROGRESS REPORT

A progress report following action arising from the minutes of the last meeting was submitted for information.

The report included an update with regard to planning application 18/0898/HHO (35 Clegg Street, Brierfield) which had been referred to the Policy and Resources Committee for determination. The Committee was advised that, after establishing that the driveway element of the application was covered by the limits of the General Permitted Development Order, planning permission had been granted.

144. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

Sergeant Boast reported that there had been no significant spike in crime in Brierfield in the last month. He informed Members that community tension with regard to Brexit was being assessed and the information would be collated as soon as possible.

He also advised of the first online live question and answer session that had taken place on 19th March which reached a target audience of 4,000.

Other issues discussed included the ongoing problem with speeding vehicles and incidents of vandalism/anti-social behaviour in the vicinity of Tunstill Square, Brierfield.

145. PLANNING APPLICATIONS

(a) Planning applications to be determined

The Planning, Economic Development and Regulatory Services Manager submitted a report of the following planning application to be determined –

19/0022/REM Reserved Matters: Erection of one detached dwelling (Appearance, landscaping, scale and layout) of Planning Permission 13/15/0561P at land to the east of 21 to 31 Heather Close, Brierfield for Laseen Ltd

RESOLVED

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

1. This notice constitutes an approval of matters reserved under Condition 1 of Planning Permission No. 13/15/0561P and does not by itself constitute a planning permission.

Reason: The application relates to matters reserved by Planning Permission No.13/15/0561P.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

LU005-P001B, 005-PL010H, LU143-DW01/P01 and LU143-DW01/P02A

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

3. Prior to the commencement of development samples of all the external materials to be used in the construction of the roofs, walls, boundary/retaining 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. The development hereby permitted shall not be commenced unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and 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 entirety 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 appropriate landscape design and in the interests of the visual amenities of the area.

5. No part of the development hereby approved shall be commenced unless and until a scheme for the construction of the site access has been submitted to and approved in writing by the Local Planning Authority. The works must be completed prior to occupation of the first dwelling.

Reason: In the interests of traffic flow and highway safety.

6. Prior to first occupation each dwelling shall have a secure cycle store in accordance with the parking standards.

Reason: In order to ensure that the development has the provision of sustainable infrastructure.

7. Prior to first occupation each dwelling shall have an electric vehicle charging point.

Reason: To encourage sustainable travel.

8. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed street and associated infrastructure within the development, including retaining walls, vehicle restraint barriers, street lighting and surface water drainage have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time a private management and maintenance company has been established.

Reason: In the interest of highway safety.

INFORMATIVE

The grant of planning permission will require the applicant to enter into a Section 278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council, Highway Development Control email developeras@lancashire.gov.uk in the first instance to ascertain the details of such an agreement and the information to be provided.

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 accords with the Local Plan and National Planning Policy Framework. 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, Economic Development and Regulatory Services Manager reported that, as at today's date there were no new or outstanding appeals.

146. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

An update was provided which advised that an appeal had been submitted with regard to land to the south of Robinson Lane, Brierfield.

147. CAPITAL PROGRAMME 2018/19 AND 2019/20

The Housing, Health and Engineering Manager submitted a report which advised Members on the Committee's 2018/19 and 2019/20 capital budgets. The report included one bid for consideration, an update for which was circulated at the meeting.

As referred to at Minute 127 (05.02.19), it was noted that the Committee's capital budget had been divided equally between the Conservative Group and the Labour Group. It was agreed that of the £4,602 uncommitted balance, £4,598 remained for use by the Conservative Group.

RESOLVED

- (1) That £3,500 be allocated towards the surfacing of Dudley Street, Brierfield, to be deducted from the 2019/20 capital budget.

- (2) That the uncommitted 2018/19 capital programme balance be carried forward to 2019/20 and it be agreed that £4,598 of this be ring-fenced for an appropriate project to be submitted by the Conservative Group.

REASON

To ensure the most effective allocation of the Committee's capital budget.

148. COMMUNITY INVESTMENT FUND 2018/19

Members noted the allocations made to date under the Community Investment Fund together with details on the following recently verified bids –

- Councillors N. Ashraf and M. Arshad - £2,040 each as a contribution to constructing a road in front of 9-21 Victoria Avenue, Brierfield
- Councillors P. McCormick and M. R. Arshad - £1,000 each for roofing improvements at John Bradley Playing Fields
- Councillor Y. Iqbal - £2,040 towards the surfacing of Dudley Street, Brierfield

149. BARDEN LANE STABLES

The Planning, Economic Development and Regulatory Services Manager reported that investigations were ongoing regarding concerns related to Barden Lane Stables.

150. ENVIRONMENTAL BLIGHT

The Housing, Health and Engineering Manager reported that there were no existing environmental blight sites in the Brierfield and Reedley area and no new sites had been put forward.

151. BRIERFIELD TOWN CENTRE PREMISES IMPROVEMENT GRANTS

The Housing, Health and Engineering Manager reported that there were no Brierfield Town Centre Premises Improvement Grant applications for consideration at this meeting.

CHAIRMAN _____