

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 9TH MAY, 2019**

PRESENT –

Councillors	Co-optees	Constabulary Representative
<i>N. Butterworth D. Clegg V. Fletcher M. S. Foxley P. Foxley A. R. Greaves D. E. Lord A. Mann J. Nixon G. Waugh</i>	<i>B. Hodgson</i>	<i>Inspector A. Winter</i>

Officers in attendance

<i>David Walker</i>	<i>Environmental Services Manager</i>
<i>Alex Cameron</i>	<i>Senior Planning Officer</i>
<i>Lynne Rowland</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillors S. Cockburn-Price, S. Petty and N. McCollum.)



The following persons attended the meeting and spoke on the items indicated –

<i>Rosie Thompson</i>	<i>19/0111/FUL Full: Convert barn to dwelling house and erect extension to front elevation at Causeway Top Farm, Moss Houses Road, Foulridge</i>	<i>Minute No.9(a)</i>
<i>Paul Earnshaw</i>	<i>19/0113/FUL Full: Major: Change of use of factory (Use Class B2) to Roller Skate Arena, soft air shooting arena, crazy golf, snooker hall (Sui Generis) and bar restaurant (Use Class A3/A4) at Old Empress Mills, King Street, Colne</i>	<i>Minute No.9(a)</i>

1. APPOINTMENT OF CHAIRMAN

RESOLVED

That Councillor G. Waugh be appointed Chairman of the Committee for the municipal year 2019/20.

Councillor G. Waugh – Chairman (in the Chair)

2. APPOINTMENT OF VICE-CHAIRMAN

RESOLVED

That Councillor J. Nixon be appointed Vice-Chairman of the Committee for the municipal year 2019/20.

3. APPOINTMENT OF CO-OPTEEES

RESOLVED

(1) That co-optees be appointed from the following organisations for the municipal year 2019/20:

- Colne Town Council
- Foulridge Parish Council
- Trawden Forest Parish Council
- Laneshaw Bridge Parish Council
- Colne Town Centre Forum

(2) That the Colne Community Safety Partnership and Colne BID each be invited to appoint a representative of their organisation as co-optee on to this Committee for the municipal year 2019/20.

4. DECLARATION OF INTERESTS

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

5. PUBLIC QUESTION TIME

There were no questions from members of the public.

6. MINUTES

RESOLVED

That the Minutes of the meeting held on 4th April, 2019 be approved as a correct record and signed by the Chairman.

7. PROGRESS REPORT

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

RESOLVED

That the owner of the land to the South of Curzon Street, Colne be asked to meet with members of this Committee.

REASON

To discuss the problems relating to the security fencing on the land.

8. POLICE ISSUES

Inspector Winter provided an update on recent police activity in the Colne and District area. This included the identification of some individuals responsible for town centre burglaries; the closure of

a cannabis factory at a terraced house and a smaller set-up on Green Road, Colne; and a joint Operation with Trading Standards with regard to counterfeit cigarettes.

He reported that tackling anti-social behaviour on the North Valley Retail Park was a priority for the local policing team and was being supported by local partners. He advised of an initiative that had been proposed to divert youths to alternative activities which involved taking small groups to Whitehough Outdoor Education Centre, Barley during school holidays. Some funding had already been secured for the project.

The issue of drug taking was also discussed, during which it was reported that there continued to be a problem at Ivegate across from the Duke of Lancaster pub, behind the library and in the cemetery. Approximately 25-30 needles had also been found, and quickly removed safely, on Windy Bank, Colne.

9. PLANNING APPLICATIONS

(a) Applications to be determined

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

18/0768/FUL Full: Major: Conversion of upper floors and part ground floor of mill building to form 8 dwelling houses; demolition of weaving shed and erection of 6 dwelling houses and associated external works (Re-submission) at Black Carr Mill, Skipton Road, Trawden for CRS Plant Ltd

The Planning, Economic Development and Regulatory Services Manager submitted an update which reported receipt of amended plans. In order to allow the details to be fully assessed it was recommended that consideration of this application be deferred to the next meeting of the Committee.

RESOLVED

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

REASON

In order to fully assess the amended plans.

19/0111/FUL Full: Convert barn to dwelling house and erect extension to front elevation at Causeway Top Farm, Moss Houses Road, Foulridge for Mr Lee Baldwin

The Planning, Economic Development and Regulatory Services Manager submitted an update which advised of an additional neighbour comment. The recommendation to approve the application remained the same.

RESOLVED

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

REASON

To allow for a site visit.

19/0113/FUL Full: Major: Change of use of factory (Use Class B2) to Roller Skate Arena, soft air shooting arena, crazy golf, snooker hall (Sui Generis) and bar restaurant (Use Class A3/A4) at Old Empress Mills, King Street, Colne for Mr Paul Earnshaw

The Planning, Economic Development and Regulatory Services Manager submitted an update which reported receipt of an amended car parking layout and access plan. It was therefore recommended that approval of the application be delegated to the Planning, Economic Development and Regulatory Services Manager subject to the agreement of pre-commencement conditions or the submission and agreement of details required to address the need for pre-commencement conditions.

RESOLVED

That the Planning, Economic Development and Regulatory 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: Location Plan, KB-1904-01, KB-1904-02, KB-1904-03, KB-1904-04, KB-1904-08, KB-1904-09, KB-1904-10, KB-1904-11, KB-1904-12, KB-1906-12.

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

3. No use hereby approved shall commence unless and until the vehicle parking has been marked out and made available for parking purposes in accordance with drawing No. KB-1906-12 and a pedestrian access route between the disabled parking bays and main entrance has been laid out and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to its surfacing. The parking, access and manoeuvring areas shall at all times thereafter be maintained free from obstruction and available for parking and manoeuvring purposes.

Reason: To ensure that an adequate level of parking is provided and maintained.

4. No use hereby approved shall commence unless and until secure, covered cycle storage has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall thereafter at all times be maintained and available for cycle storage purposes in accordance with the approved details.

Reason: To ensure that an adequate level of parking is provided and maintained.

5. No use hereby approved shall commence unless and until the new vehicular egress detailed on plan No. KB-1906-12 has been formed and IN / OUT signage displayed in accordance

with details to be submitted to and approved in writing by the Local Planning Authority prior to its display.

Reason: To ensure adequate vehicular access in the interest of highway safety.

6. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 (as amended), or any statutory instrument revoking and re-enacting that Order with or without modification, the premises shall be used as a roller skate arena, soft air shooting arena, crazy golf, snooker hall, bar restaurant and for no other purpose including any other purpose within Use Class D2 of that Order. The bar restaurant use shall at all times remain ancillary to the roller skate arena, soft air shooting arena, crazy golf and snooker hall uses, bar restaurant use shall not at any times be operated independently of or at a scale not ancillary to those uses.

Reason: To protect the vitality and viability of Colne town centre and to prevent uses which would result in an unacceptable increase in on-street car parking in the vicinity.

7. The use hereby approved shall not operate outside of the hours of 9 a.m. to 11 p.m. on any day.

Reason: In the interests of residential amenity.

19/0197/FUL Full: Provision of Multi-Use Games Area (MUGA) adjacent to eastern boundary of existing tennis courts (Reg3) at Tennis Courts, Alkincoats Park, Alkincoats Road, Colne for Pendle Borough Council

The Planning, Economic Development and Regulatory Services Manager submitted an update which reported receipt of objections from Colne Town Council. The recommendation to refuse the application remained the same.

RESOLVED

- (1) That planning permission be **refused** for the following reasons –
1. The proposed multi-use games area would be likely to result in unacceptable impacts upon the residential amenity of adjacent dwellings by way of noise and disturbance contrary to policy ENV5 of the Pendle Local Plan Part 1: Core Strategy.
 2. The proposed multi-use games area would result in the loss of a mature sycamore tree which would result in an unacceptable impact upon the amenity of the local environment contrary to policy ENV1 of the Pendle Local Plan Part 1: Core Strategy.
- (2) That consideration be given to using the funding already allocated for this scheme to fund the creation of a hard core area, for use primarily by younger children, on the informal grassed football area between the tennis courts and the children's play area; and for the installation of a MUGA at the end part of the tennis courts, currently used as a kick about area.

REASON

The alternative proposed is considered to be a more suitable location.

(b) Appeals

The Planning, Economic Development and Regulatory Services Manager submitted a report which advised the Committee of one new and one outstanding appeal.

10. ENFORCEMENT/UNAUTHORISED USES

(a) Outstanding enforcements

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

A discussion was held in relation to a number of specific cases detailed in the report, in addition to a number of other incidents of unauthorised activity. This included the unauthorised advertising of a taxi firm on a vehicle in Colne; and problems with recent fly posting advertising a local organised event. It was suggested that in future, when granting an events licence, event organisers be advised of the offence of fly tipping.

It was agreed that officers would look into the newly highlighted cases.

RESOLVED

- (1) That appropriate officers be requested to submit separate reports to the next meeting of this Committee providing an update on action taken/progress with regard to –
 - file reference PLE/19/0291 (Burnley Road, Colne)
 - file reference PLE/19/0405 (Langroyd Hall)
- (2) That the owner(s) of the land off Laithe Street, Colne be invited to meet with members of this Committee.

REASON

To progress action.

(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

It was reported that the owner of Hubbs House Farm, Colne was currently serving a term in prison after carrying out illegal activities at the farm and the land associated with it. Work was ongoing to prevent further illegal activity taking place in his absence.

(d) Persimmon Homes Site, Knotts Drive, Colne

No further issues were reported with regard to the Persimmon Homes Site, Knotts Drive, Colne.

Further discussions were due to be held with the owner of nearby land to the west of 2 to 26 Hawley Street, Khyber Street, Colne.

11. CAPITAL PROGRAMME 2019/20

The Housing, Health and Engineering Services Manager reported that the current balance for the Committee's capital programme for 2019/20 was £41,971.

Members were also reminded of the remaining revenue element in the capital programme that had been carried forward from 2017/18. A verbal update was provided with regard to spend made by former Councillors P. White, J. Cooney and G. Roach, prior to 2nd May, 2019.

The Committee was asked to consider a revenue bid from Colne Gala Committee. It was noted that the Gala Committee had recently been allocated funding of £3,000 from the Community Investment Fund.

RESOLVED

- (1) That each Colne and District Councillor be allocated £2,500 from the Committee's capital programme for spend on appropriate capital projects, subject to receipt of a completed capital programme bid form.
- (2) That a financial contribution of £666.67 be made from the revenue element of Councillor A. R. Greaves' horticultural projects fund to Colne in Bloom, subject to receipt of a completed bid form.
- (3) That an allocation of £100 each be made from the revenue element of the horticultural projects fund of Councillors N. Butterworth, V. Fletcher, M. Foxley, P. Foxley and J. Nixon towards the proposed activity sessions at Whitehough Outdoor Education Centre, Barley as referred to at Minute 8, subject to receipt of a completed bid form.
- (4) That no further funding be allocated to Colne Gala Committee.

REASON

To allocate the Committee's Capital Programme effectively.

12. COMMUNITY INVESTMENT FUND 2018/19

Members noted the allocations made to date under the Community Investment Fund together with details on the following bids which had been verified prior to 2nd May, 2019 –

- Councillors P. White, P. Foxley and M. Foxley - £2,040 each to provide a raised planter incorporating a seating area on Boulsworth Drive, Colne
- Councillors N. Butterworth, J. Nixon and S. Petty – a contribution of £1,000 each to Colne Gala 2019
- Councillor G. Roach - £2,040 to provide a new floor at Primet Community Centre

13. TRAFFIC LIAISON MINUTES

The minutes of the Traffic Liaison meeting held on 28th February, 2019 were submitted for information.

The decision relating to minor highway improvements outside Sacred Heart RC Primary School, Red Lane, Colne was noted with disappointment.

A discussion was held with regard to ongoing problems with vehicles that caused an obstruction whilst waiting to turn right into the primary school grounds on Skipton Road, Foulridge, which resulted in significant tailbacks into Colne.

It was reported that investigations had concluded that the road was not wide enough to create a right turning pocket. It was therefore suggested that a 'no right turn' be established.

RESOLVED

That the Traffic Liaison Group be requested to consider, at its next meeting, the proposal to establish a 'no right turn' on Skipton Road, Foulridge at the entrance to the primary school grounds.

REASON

In the interests of highway safety.

14. PROBLEM SITES

The Planning, Economic Development and Regulatory Services Manager submitted a report on problem sites in the Colne and District area. A discussion took place with regard to the following -

- Hycrome Works/Green Works, Knotts Lane, Colne - It was noted that there had been no progress in improving the condition of the site.
- Blockbuster Video Store, Market Street, Colne – there had been a failure to carry out requested works. Members were reminded that planning permission was in place to form five flats at first floor.
- 95 Skipton Road, Colne – Members asked that consideration be given to adding this boarded up, empty property, to the Committee's list of problems sites.

RESOLVED

- (1) That the outstanding issues with regard to the former Hycrome Works/Green Works, Knotts Lane, Colne be referred to the Policy and Resources Committee with a view to progressing a Compulsory Purchase Order and a possible PEARL scheme.
- (2) That the Head of Legal Services be requested to proceed with urgent legal action as appropriate with regard to the Blockbuster Video Store, Market Street, Colne. In addition, the matter be referred to the Policy and Resources Committee with a view to progressing a Compulsory Purchase Order.
- (3) That the Planning, Economic Development and Regulatory Services Manager be requested to submit a report to the next meeting of this Committee on the current condition of 95 Skipton Road, Colne.

REASON

- (1) *In the interests of visual amenity and safety and to seek to bring the properties back into use.*
- (2) *For information to help determine whether to add the property to the Committee's list of problems sites.*

15. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report which informed Members of the environmental crime action for 1st January to 31st March, 2019 in the Colne and District area along with annual totals for 2018/19.

16. CUERDEN STREET, COLNE

(a) Untidy garages

In the absence of any further information, no update was given.

(b) 9 and 11 Cuerden Street, Colne

In the absence of any further information, no update was given.

17. PREMISES IMPROVEMENT GRANTS

Further to the decision being deferred at the last meeting, the Committee was asked to consider nominating two Members to a Premises Improvement Grants Panel to consider grant applications.

RESOLVED

- (1) That Councillors M. Foxley and D. Lord be appointed to the Premises Improvement Grants Panel for 2019/20.
- (2) That Councillor Sarah Cockburn-Price also be invited to sit on the Panel for 2019/20.

REASON

To allow Members to have involvement in the allocation of Premises Improvement Grants.

18. ITEMS FOR DISCUSSION

(a) 3 Peter Street, Colne

A request was made for strong action to be taken against the owner of 3 Peter Street, Colne to improve the condition of this boarded up, empty property.

RESOLVED

That, should the requested action with regard to the empty property at 3 Peter Street, Colne prove ineffective, the matter be referred to the Policy and Resources Committee for further action.

REASON

In the interests of residential amenity.

(b) 35 Walton Street, Colne

Concern was expressed over the empty property at 35 Walton Street, Colne which was located in

an area that had benefitted from recent regeneration. It was proposed that discussions be held with Together Housing (TH) and with the owner of the property, with a view to TH taking over the property.

RESOLVED

That the Policy and Resources Committee be asked to consider arranging discussions with Together Housing and the owner of 35 Walton Street, Colne.

REASON

In the interests of residential amenity and to seek to bring the property back into use.

(c) Parking on Richmond Court

Reference was made to the approved PEARL2 scheme for the demolition of the former Health Centre building and construction of a mixed use building at Richmond Court, Colne. It was stated that the scheme included car parking in addition to the provision of public open space, situated on Richmond Court.

However, it was noted that the area set aside as public open space was currently being used for parking and it was felt that this element of the scheme, together with the agreed car parking provision, required further consideration.

RESOLVED

That PEARL2 be asked to reconsider the parking and public open space elements of the scheme at the former Health Centre, Richmond Court, Colne.

REASON

To ensure sufficient parking provision within the scheme.

**19. 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 4th April, 2019 were submitted for information.

20. 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) Residents Parking, Calder Street, Colne (Result of survey) (07.02.19)
- (b) Land off Laithe Street, Colne (07.03.19)
- (c) Old Mill sites in the South Valley (04.04.19) (Report on outcome of the meeting)

CHAIRMAN _____