

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT
MOUNT ZION BAPTIST CHAPEL, EARBY
ON 6TH AUGUST 2019**

PRESENT –

Councillor D. M. Whipp (Chairman, in the Chair)

Councillors

*M. Adams
R. E. Carroll
C. Carter
M. S. Goulthorp
J. Mills
J. Purcell
T. Whipp*

Co-optees

P. Hampson

Police

*PC S. Murphy
PCSO N. Wallin*

Officers Present

D. Walker

*Environmental Services Manager (Area
Co-ordinator)*

N. Watson

*Planning, Economic Development and
Regulatory Services Manager*

J. Eccles

Committee Administrator

(Apologies were received from G. Wilson and Councillor K. Hartley.)

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

Alan Ralph

Julie Manojlovic

Mr Gates

*19/0025/FUL - Full: Major: Erection of 17 dwelling
houses and new access at Land at the junction
with Greenberfield Lane, Gisburn Road,
Barnoldswick*

Item No. 43

Andrew Smith

Paddy Wrightson

*Item 5(a) – Full: Erection of a building for storage
of maintenance equipment (Retrospective) at Land
to the north east of Bashfield Farm, Kelbrook
Road, Salterforth*

Item No. 43



39.

DECLARATIONS OF INTEREST

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

40.

PUBLIC QUESTION TIME

There were no questions from members of the public.

41.

MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 2nd July 2019, be approved as a correct record.

42.

POLICE AND COMMUNITY SAFETY ISSUES

The crime figures for July 2019 compared to the same period in 2018 had been circulated prior to the meeting. Crimes were broken down as follows –

	2018	2019
Burglary - Residential	1	3
Burglary - Commercial	0	1
Vehicle Crime	2	2
Hate Crime	0	0
Assaults	23	16
Theft	9	10
Criminal Damage	7	4
Other Crime	18	39
ALL CRIME	60	75
Anti-Social Behaviour	36	37

PC Murphy referred to the crime statistics and said that crime was relatively low at the moment. Members highlighted issues with speeding cars and alleged drug dealing/activity in certain locations. PC Murphy encouraged Members and residents to take vehicle registration numbers wherever possible, which would help with intelligence and building up a picture of someone's activity.

Prompted by a member of the public asking about the night time pubwatch scheme, PCSO Wallin said that he would contact the Council's Licensing Enforcement Officer to look at reinstating this voluntary scheme in West Craven.

43.

PLANNING APPLICATIONS

(a) Planning applications for determination

The Planning, Economic Development and Regulatory Services Manager submitted a report on the following planning applications for determination -

19/0025/FUL Full: Major: Erection of 17 dwelling houses and new access at Land at the junction with Greenberfield Lane, Gisburn Road, Barnoldswick for MJF Pension Trustees Ltd

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

(Before the vote was taken, the Planning, Economic Development and Regulatory 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.)

The Planning, Economic Development and Regulatory Services Manager referred to an update which had been circulated prior to the meeting reporting a revised response from the Airedale NHS Foundation Trust revising the requested contribution to three healthcare interventions on the basis of the 17 dwellings now proposed. Additional comments had also been received in response to the amended plans which had been addressed in the Planning Officer's report. The application was recommended for approval with revised conditions.

RECOMMENDATION

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

- Highway Safety due to complex road layout
- Loss of TPO trees
- Design of properties not being in keeping with the character of the area

19/0199/FUL Full: Erection of a building for storage of maintenance equipment (Retrospective) at Land to the north east of Bashfield Farm, Kelbrook Road, Salterforth for Mr and Mrs Nathan Hudson

Authority to grant consent had been delegated to the Planning, Building Control and Regulatory Services Manager at the last meeting, subject to the receipt of amended plans providing resolution to the provision of a passing place in the access road, a number of conditions and a condition to ensure that the passing place was maintained. Amended plans had been received but had not included provision of a passing place.

RESOLVED

That consideration of this application with amended plans be **deferred** to allow for further negotiations between interested parties regarding the provision of a passing place.

(b) Planning Appeals

The Planning, Economic Development and Regulatory Services Manager reported that there were no outstanding planning appeals and one new planning appeal as follows –

19/0009/AP/REFUSE - Caravan Site, Lower Greenhill Farm, Kelbrook Road, Salterforth

44. ENFORCEMENT/UNAUTHORISED USES - COMPLAINTS RECEIVED

(a) Outstanding

The Planning, Economic Development and Regulatory Services Manager submitted a report on outstanding enforcement cases and answered related questions. It was noted that an application had been received in respect of Hope Mill in Barnoldswick and that an application was still awaited in respect of the Wardle Storey offices in Earby.

(b) 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.

45. CAPITAL PROGRAMME 2019/20

The Housing, Health and Engineering Services Manager submitted a report on the Committee's 2019/20 capital programme, which was noted.

46. KENSINGTON FOREST PATH, BARNOLDSWICK

The Chairman reported receipt of complaints regarding Public Rights of Way issues associated with this site and access to the new estate. The footpath was currently closed due to development of the Long Ing site. People had found a new route to bypass the site but it was overgrown and was not the original walked route which was due to be added to the definitive map, but an adjacent strip of land. It was also pointed out that the levels on the proposed new footpath were at variance, and would need a ramp to help with access.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be asked to meet with the developers to agree an acceptable footpath for the estate.

REASON

To ensure appropriate access to the new estate.

47. POTENTIAL PROBLEM SITES

The Planning, Economic Development and Regulatory Services Manager submitted reports on two potential problem sites in West Craven, which had been mentioned at the last meeting.

(a) Craven House, Craven Buildings, King Street, Barnoldswick

The main issue with the building was its rundown appearance when viewed from King Street. The timber doors needed attention; a skylight had some broken panes, which had allowed access for birds, and pigeons were now nesting in the building; and the courtyard and walls were stained green with foliage growing from the walls in view of no or poor guttering.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be requested to contact the owners about the state of the building and to report back.

REASON

In the interests of visual amenity and to encourage reuse of the building.

(b) Garage Building (Former Barnoldswick Baths) St James' Road, Barnoldswick

Members were concerned about the appearance of this property. However, the officer's report noted that the property seemed well maintained, doors were painted and the roof was in good condition. The building was secure with no rubbish or debris present around the site. It was recommended that no action was necessary given its general tidiness, good condition of the building and possible ongoing use of the building.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be requested to meet with the owners of the site to enquire about their intended use for the site.

REASON

In the interests of visual amenity.

48. DEVELOPMENT OFF LONG ING LANE, BARNOLDSWICK

The Planning, Economic Development and Regulatory Services Manager reported that 19 substantial protected trees had been felled in woodland to the south of the development and land off Long Ing Lane. This was being investigated and legal action would be taken, if appropriate.

49. UNIROYAL GLOBAL

The Environmental Health Manager submitted an update on the improvement works at Uniroyal Global and a timetable for the implementation of the remaining works. She reported that a considerable amount of investment and large scale improvements were taking place, many of which were not detailed in the report as they did not relate to any of the complaints made. She was satisfied with the progress that the company was making.

50. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report on environmental crime in West Craven for the period 1st April to 30th June 2019. It was noted with disappointment that only two Fixed Penalty Notices had been served for dog fouling.

51. VACANT HOUSES

The Housing, Health and Engineering Services Manager submitted a report on the management of vacant houses in West Craven.

RESOLVED

That the action being taken on the management of vacant houses in West Craven be noted and the Housing, Health and Engineering Services Manager and the Environmental Services Manager be asked to look at what could be done to improve the appearance of 22 Railway Street in Barnoldswick.

REASON

In the interests of visual amenity.

52. VACANT COMMERCIAL PROPERTIES

Members expressed concern over a number of vacant commercial properties in Barnoldswick Town Centre which were not contributing to the vibrancy of the town. There was a fear that, if left empty, they would start to attract nuisance and have a detrimental effect on the conservation area.

These included the Yorkshire Bank; Lloyds Bank; the 1st floor above the One Shop; workshop adjacent Seven Stars behind Witchcraft; the former travel agents on Park Road behind Whitworth Chemists; and the workshop on the corner of Station Road.

It was hoped that if the Town Council was successful with the High Street Heritage Action Zone bid, then these properties could be brought back into use. However, if not, and in the meantime, Members wanted to meet the owners to discuss possible uses for the buildings, for the benefit of the town and its residents.

RESOLVED

- (1) That this item become a standard item on future agendas.
- (2) That the Planning, Economic Development and Regulatory Services Manager be asked, in consultation with the Chairman, to arrange a programme of meetings with the owners of the vacant commercial properties in Barnoldswick Town Centre.

REASON

In the interests of visual amenity and to contribute to the vitality of the Town Centre.

53. 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 –

- Potential problem building – Brook Shed, Earby

Chairman.....