

**MINUTES OF A MEETING OF THE  
BRIERFIELD AND REEDLEY COMMITTEE  
HELD AT BRIERFIELD TOWN HALL  
ON 6<sup>TH</sup> NOVEMBER, 2019**

*PRESENT*

*Councillor N. Ashraf – Chairman (In the Chair)*

**Councillors**

*M. Arshad  
M. Hanif  
Y. Iqbal*

**Co-optees**

*S. Ahmed  
P. McCormick*

**Constabulary Representative**

*PCSO Dan Richards*

**Officers in attendance**

*Wayne Forrest  
Kathryn Hughes  
Lynne Rowland*

*Housing Needs Manager (Area Coordinator)  
Principal Development Management Officer  
Committee Administrator*

*(Apologies for absence were received from Councillors M.R. Arshad and Q. Shazad.)*



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

<i>Carole Johnson</i>	<i>Barden Lane Stables</i>	<i>Minute No.94(b)</i>
<i>Ian Woolstencroft</i>	<i>Section 106 Agreement for the former Lucas Sports Ground</i>	<i>Minute No.98</i>

**88. DECLARATION OF INTERESTS**

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

**89. PUBLIC QUESTION TIME**

A local resident reported an ongoing problem with parked vehicles blocking the highway on Clegg Street, Brierfield. He advised Members that, a number of years ago, the area committee had supported a proposal to install bollards at this location. However, this option had not been pursued due to an objection from an emergency service. He asked if anything further could be done.

It was noted that a recent Community Investment Fund allocation of £1,040 had been made for the installation of bollards at this location, as reported at Minute 96. This proposal was currently being assessed.

The Committee asked that an update report be submitted to the next meeting of this Committee.

**90. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at a meeting held on 8<sup>th</sup> October, 2019 be approved as a correct record and signed by the Chairman.

**91. PROGRESS REPORT**

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

**92. COMMUNITY SAFETY ISSUES AND POLICE MATTERS**

PCSO Richards provided an update on police matters in the Brierfield and Reedley area over the past month.

He made particular reference to the police activity, in partnership with other organisations, leading up to bonfire night and on the night itself. This had resulted in a significant reduction in anti-social behaviour incidents compared with the previous two years.

The Committee agreed that the evening had been much calmer than in previous years and thanked all those involved.

**93. PLANNING APPLICATIONS**

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

**19/0592/FUL Full: Change of use from shop (Use Class A1) to a hot food takeaway (Use Class A5), erection of a ramp to the front entrance and installation of extractor outlet to rear (resubmission) at 49 Burnley, Brierfield for Mr Salim Baksh**

**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 accordance with the following approved plans: Location Plan (1:1250), Ground Floor Plan Proposed (1:100) and Proposed Front and Rear Elevations – Amendment (1:100) (Submitted 14<sup>th</sup> October 2019).

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

3. The A5 use hereby approved shall not be open to customers or any other persons not employed within the business operating from the site outside the hours of 08:00 and 22:00.

**Reason:** To protect the general amenities of the area.

4. Unless otherwise agreed in writing by the Local Planning Authority the ramp handrail to the front hereby approved shall be finished and maintained in a matt black colour at all times.

**Reason:** To ensure a satisfactory appearance to the development.

5. The operation of the extractor outlet hereby approved shall not commence unless and until, a scheme for the extraction, treatment and dispersal of fumes and odours has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. The provision of odour filters (which shall incorporate grease and carbon filters);
- b. Details of the sound insulation of odour control equipment.

The approved scheme shall be implemented prior to commencement of the operation of the extractor outlet and the extractor outlet shall thereafter be operated and maintained in accordance with the agreed details and the manufacturers specifications and be retained for so long as the A5 use continues.

**Reason:** In order to ensure the adequate treatment and dispersal of fumes and odours and attenuation of noise in the interests of residential amenity.

## **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. Subject to appropriate conditions, the development would be acceptable in terms of use, design, impact on amenity and the highway network. 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.***

### **19/0613/HHO Full: Demolition of existing kitchen and stores and erection of replacement single-storey rear extension at 25 Sefton Street, Brierfield for Mrs Farzana Zaman**

The Planning, Economic Development and Regulatory Services Manager submitted an update which made reference to a comparable application (19/0675/HHO) at number 21 Sefton Street, Brierfield. The recommendation to refuse remained the same.

*(Before the vote was taken, the Principal Development Management Officer advised that should the application be approved the decision would represent a significant departure from policy. 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 **granted** subject to appropriate conditions.

**19/0648/HHO Full: Erection of dormers to front and rear roofslopes and single storey extension to rear at 24 Pennine Crescent, Brierfield for Mrs Salma Ahmad**

The Planning, Economic Development and Regulatory Services Manager submitted an update which reported receipt of comments that compared this application to a separate application on Pennine Crescent. This issue had been referenced in the officer's report. The recommendation to approve remained the same.

**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 plans: U47: P01, P02A, P03, P04D and P05A.

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

3. No above ground works shall commence on site unless and until, representative samples of the render to be applied to the walls of the extension together with samples showing the colour and finish of the windows, doors and cladding materials of the dormers to be installed as part of the development hereby approved, have first 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 interests of the visual amenity of the area.

4. The two extra bedrooms hereby approved shall not be used unless and until, the parking area as shown on the approved plan 'U47 - P05A' has first been constructed, laid out and surfaced in a bound porous material, unless otherwise agreed in writing by the Local Planning Authority. The parking spaces shall thereafter remain free from obstruction and be available for the parking of vehicles associated with the occupants of the dwelling.

**Reason:** To provide adequate parking to service the development and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

**Informative**

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these

works. Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>.

**(b) Planning appeals**

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

**94. ENFORCEMENT/UNAUTHORISED USES**

**(a) Enforcement Action**

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

**(b) Barden Lane Stables**

The Planning, Economic Development and Regulatory Services Manager submitted a report for Members to consider if there was a need to control unauthorised development at Barden Lane Stables through formal enforcement action.

The development comprised the erection of extension to stable; unlawful siting of mobile homes; unlawful change of use of land for airsoft activities; siting of structures to support the airsoft activities; erection of items to support airsoft; and the erection of a new building.

It was noted that, on the balance of probability, the mobile homes were immune from enforcement action and therefore no further action could be taken.

**RESOLVED**

That authorisation be granted for enforcement action to be taken –

- (1) to require the extension to the stable block to be demolished and removed from the land;
- (2) requiring the demolition of the new building and the reinstatement of the land.

**REASON**

- (1) *The building is prominent in the green belt, has an impact on openness and is significantly disproportionate to the existing building. There are no very special circumstances that would lead to a conclusion that the policy of restraint to inappropriate development in the green belt should be set aside.***
- (2) *The development has an adverse impact on the landscape character of the area, is of poor design and is inappropriate in the green belt.***

**(c) Dwelling to the rear of 509 – 511 Colne Road/Redman Road, Reedley**

The Planning, Economic Development and Regulatory Services Manager submitted a report for

Members to consider the planning impact of the development to the rear of 509 – 511 Colne Road/Redman Road, Reedley.

**RESOLVED**

That the report be noted and it be agreed that no further formal action be taken.

**REASON**

*The development raises no material planning issues.*

**95. CAPITAL PROGRAMME 2019/20**

The Housing, Health and Engineering Services Manager reported that the balance of the Committee's 2019/20 capital programme was £20,412.

The following bid was submitted for consideration –

- Brierfield Town Centre Enhancement and Refurbishment - £2,500

Members were also advised that there was a balance of £627 remaining in the pot for the provision and maintenance of red grit bins. This was not enough to fill all the bins and, as the maintenance and re-filling of the grit bins was revenue expenditure, no additional funding could be allocated.

Reedley Hallows Parish Council had agreed to take over the responsibility of funding future refills of the seven red grit bins in their area. This left 23 bins in Brierfield which, if not used for their correct purpose would become a hazard on the highway.

It was therefore recommended that the remaining funds be used to remove the existing Brierfield bins from site.

The Committee believed that the grit bins were essential and had concerns over this proposal.

**RESOLVED**

- (1) That £2,500 be allocated towards the enhancement and refurbishment of Brierfield town centre.
- (2) That a decision on what action to take with regard to the red grit bins be deferred to the next meeting of this Committee. In the meantime, Members engage in discussions to help identify alternative sources of funding.

**REASON**

- (1) *To ensure the most effective allocation of the Committee's capital budget.*
- (2) *In the interests of highway safety.*

**96. COMMUNITY INVESTMENT FUND**

The Housing, Health and Engineering Services Manager reported that the following bids had been

received and verified since the last meeting of the Committee –

- Installation of bollards on cul-de-sac on Clegg Street - £1,040 (Cllr Musawar Arshad)
- Resurfacing of Livingstone Walk - £1,040 (Cllr Qamar Shazad)

A further bid of £1,000 had been received from Cllr Qamar Shazad and was awaiting verification.

The Committee was advised that all Community Investment Fund allocations had now been committed.

**97. PROBLEM SITES**

The Planning, Economic Development and Regulatory Services Manager submitted a report on problem sites in Brierfield and Reedley.

It was noted that a planning application had been received with regard to the former Marsden Cross Public House. It was expected that this would be considered at the next meeting of this Committee.

**98. SECTION 106 AGREEMENT FOR THE FORMER LUCAS SPORTS GROUND**

The Planning, Economic Development and Regulatory Services Manager submitted a report which set out proposals for the use of £200,000 Section 106 funding for outdoor recreation/play infrastructure improvements in the Brierfield and Reedley area.

The proposals included a mixture of on-site provision at Lucas Sports Ground and suggested improvement/extension to existing green space facilities in Brierfield and Reedley. Suggestions outlined at a public meeting, arranged by Reedley Hallows Parish Council, had been taken into consideration when finalising the list of proposals.

Although the proposals reflected a reasonable and practical way forward, representatives of the Parish Council felt that more of their suggestions should have been taken on board. A request was made for a further residents meeting to be held.

**RESOLVED**

- (1) That members of this Committee agree to meet with local residents, Reedley Hallows Parish Council and officers of Pendle Council.
- (2) That, following the meeting, the Planning, Economic Development and Regulatory Services Manager be asked to submit an update report to this Committee.

**REASON**

***To allow for further consideration.***

**99. TREE PRESERVATION ORDER – TPO/NO1/2019 REEDLEY GROVE**

The Planning, Economic Development and Regulatory Services Manager submitted a report which sought approval to confirm Tree Preservation Order TPO/NO1/2019 – Reedley Grove.

**RESOLVED**

That the Planning, Economic Development and Regulatory Services Manager be instructed to confirm Tree Preservation Order TPO/NO1/2019 – Reedley Grove.

**REASON**

***To ensure that the tree is maintained in an appropriate manner and to British Standard BS 3998:2010.***

**100. PENNINE LANCASHIRE HEALTHY WEIGHT PROGRAMMES:  
HEALTHY WEIGHT DECLARATION**

Members were reminded that Pennine Lancashire was one of five national Trailblazer areas to tackle childhood obesity. Pennine Lancashire was also one of 12 Sport England Local Delivery Pilot areas which aimed to increase physical activity across the patch.

To support the delivery of both these programmes and to demonstrate local leadership and commitment to healthy weight, a report seeking approval and adoption of the Healthy Weight Declaration and the Healthy Place Healthy Future District Plan had been agreed by Policy and Resources Committee on 24<sup>th</sup> October.

To help progress this system change, a group consisting of Councillors from across the Borough would be established. The group would work towards ensuring that healthy weight was embedded into all decision making across Pendle Council and to play a key role in championing and promoting the importance of healthy weight at a local level.

The Committee was asked to nominate one representative.

**RESOLVED**

That Councillor M. Hanif be appointed as this Committee's representative.

**REASON**

***In the interests of public health.***

**101. ITEMS FOR DISCUSSION**

**Colne Road traffic lights**

Reference was made to the recently upgraded traffic lights at the Colne Road/Burnley Road/Railway Street/Halifax Road crossroads. There was concern that as one light was changing to red, bringing traffic to a stop, the other was almost on green, allowing traffic to go. It was felt that this increased the potential for accidents and that a greater time delay was necessary. In addition, the Committee felt that the traffic lights required reprogramming to sense approaching traffic and allow for prioritisation.



**RESOLVED**

That this matter be referred to Lancashire County Council for consideration.

**REASON**

*In the interests of highway safety.*

**102. BRIERFIELD TOWN CENTRE PREMISES IMPROVEMENT GRANTS**

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

CHAIRMAN \_\_\_\_\_