

SECTION 106 AGREEMENT FOR THE FORMER LUCAS SPORTS GROUND

NOTES OF THE MEETING HELD
AT BRIERFIELD COMMUNITY CENTRE ON 8TH JANUARY, 2020

PRESENT

- Councillor N. Ashraf – Chairman (In the Chair)
- Councillor M. Hanif
- Councillor Y. Iqbal
- Philip Mousdale – Corporate Director, Pendle Borough Council
- Kieron Roberts – Green Spaces Manager, Pendle Borough Council
- Wayne Forrest – Area Co-ordinator for Brierfield and Reedley Area Committee
- Members of Reedley Parish Council
- Members of the public

NOTES

Carol Johnson - Vice Clerk of Reedley Parish Council

The Parish Council are unhappy with the report regarding the proposed use of s106 funding, specifically who will carry out the works, how the money will be used, where is the £200k funding right now and will it be used solely for Reedley or other sites as well.

Philip Mousdale

Philip provided background to how the s106 agreement came about and defined what a s106 agreement refers to. The agreement occurred over 10 years ago and was triggered once twenty-two units had been developed by Barnfield on the site. It was agreed that leisure/sports facilities would be provided in recognition of the former use of the site and thus £200k would be used to provide cricket and football pitches, a pavilion, car parking and improvements to the site.

Zawar Hussein – Reedley Drive

Concerns raised in relation to accessing the site from Reedley Drive/The Crescent – the roads would struggle with traffic generated. Access to a car park would need to come from the lower end of the site.

Kieron/Philip/Cllr Ashraf

The s106 agreement was made some years ago and arguably, needs have changed since then i.e. do we still need cricket & football pitches as demand appears to have fallen away and also who would look after the pavilion? Further, there is risk of attracting vandals. As a result, the s106 agreement was re-visited with Barnfield and they appeared ok with changes. As such, a new report was submitted to Brierfield & Reedley Area Committee (BRAC) in November 2019. No decisions have been taken as BRAC wanted to hear further views, hence this meeting has been organised. It is anticipated that following this meeting, a new report with recommendations will be submitted to BRAC for approval in February 2020.

Tony Finnan – Belvedere and Caldervale Sports club

They have over 100 football and 100 rugby players, and current facilities aren't big enough. Tony would like football pitches kept and marked out.

Kieron Roberts

Adult football and cricket participation has been on the wane in recent years but agree that junior football has been on the rise.

Tony Finnan – Belvedere and Caldervale Sports club

Suggested facilities for ladies football and junior football up to age 18.

Steve Grimshaw / Michelle Grimshaw – Reedley Road

Understood that the s106 kicked in once 22 properties were built but no information provided since then. Shouldn't the £200k payment not be higher now due to inflation?

Philip Mousdale

Barnfield were happy to do the work, but it took a few years to reach 22 properties built and since then, the decision on what was wanted from the s106 agreement has been delayed.

Resident unknown

Concern for wildlife and lack of since the development. This has affected hedgehog, badger, foxes, bird numbers, etc. Barnfield said there were no birds nesting but there were.

Carol Johnson - Vice Clerk of Reedley Parish Council

The Parish Council would prefer an informal recreation area with wildlife corridors.

Mr Green – Reedley Drive

There are drainage properties on the new development and the height of the banking isn't helping.

Cllr Ashraf

Suggested Barnfield don't appear to have complied with their obligations and the Council's Planning Department are investigating and trying to resolve these issues. This issue doesn't get in the way deciding what to do with the s106 money.

Victoria – Clarkson Close

The banking was supposed to be temporary but keeps going higher. It's not helping wildlife and there is flytipping. Drainage problems means water is getting into gardens.

Kieron Roberts

Barnfield would need to do the drainage as part of the s106 works.

Michael Butterworth – Sunnyside Crescent

We don't need cricket or football but he does like 3G surface or green space. Barnfield have made a mess and it needs remodelling. Why don't we just have a

nature park? Whatever we develop, can't see access from The Crescent, its single track. The car park would be used an awful lot and there would be a lot of traffic every night. There could be long-term effects on residents e.g. ASB. Access would have to come from the Barnfield Estate.

Philip Mousdale

Leaving the land as open space could leave it more vulnerable from a planning perspective for future development. If there are sports pitches on the site, there is more protection under planning regulations than if left as informal green space. This is especially more relevant as there is a known shortage of housing in Pendle.

Zawar Hussein – Reedley Drive

There are clearly differing views. Any pitches will create more nuisance, it doesn't feel the best use of the land. Are there any other ways to protect the land from development, rather than putting pitches on.

Philip Mousdale

There are no known plans re future development on the land, but the Council would be compelled to look at any new application received and assess on its own merits.

Samil Ali – Reedley Drive

Barnfield made promises, why aren't they at this meeting. They've destroyed the whole place. There are serious drainage and sewerage problems.

Cllr Iqbal

There are more differing views than we thought. We're here to deal with this narrow issue of the s106 agreement.

General residents views

No response from Barnfield regarding the issues over the years

Cllr Ashraf

We can arrange a meeting with Barnfield if need be if Cllrs, Council officers and Barnfield agree. **The conversation moved on before any response was made to Cllr Ashraf's suggestion.*

Carol Johnson - Vice Clerk of Reedley Parish Council

General query regarding maintaining the former Lucas sports ground/s106 agreement.

Kieron Roberts

There is a 10 year maintenance package for the former Lucas sports ground but Barnfield don't have to provide for this elsewhere where s106 funding is spent. The s106 funding could be spent close by or on site. Flattening the site and landscaping would be done by Barnfield separately.

Tony Finnan – Belvedere and Caldervale Sports club

Does John Bradley playing fields cause problems?

Kieron Roberts

Not too bad and no ASB generally.

Pauline McCormick

Only one known complaint over many years, related to volleyball/car parking, but was a one-off.

Zawar Hussein – Reedley Drive

Will car parking cause problems/will it be barriered off when not in use for sports?

Kieron Roberts

Yes, barriers will be used and the site made secure.

Ken Hudson, Reedley Drive

Cricket pitches are fine until they are in use when balls get hit everywhere. He doesn't want cricket.

Val – Clarkson Close

A nature proposal should be considered, renewal of local habitat. All age groups would frequent the site. Nature walks/benches, planting trees. A great asset for the local community.

Unknown speaker

Can the Reedley greenway at the top of the site be paved? Here's 100 yds of mud.

Kieron Roberts

We'll look at this as part of overall proposals.

Cllr Hanif

Checked where attendee's came from. Generally it was Clarkson Close, Reedley Road and Reedley Drive which suggested a good representation of local residents views.

Kieron Roberts

A new proposal will be drawn up. Residents can look at the report beforehand. The report will go to BRAC in Feb 2020.

Following the meeting Tony Finnan requested that he receive a copy of the report, ideally, one sent to Belvedere and Caldervale and to his email address.