

**MINUTES OF A MEETING OF THE  
COLNE AND DISTRICT COMMITTEE  
HELD AT COLNE TOWN HALL  
ON 9<sup>TH</sup> JANUARY, 2020**

*PRESENT –*

*Councillor G. Waugh – Chairman (In the Chair)*

**Councillors**

*D. Clegg  
S. Cockburn-Price  
V. Fletcher  
P. Foxley  
A. Mann  
N. T. Mccollum  
J. Nixon*

**Co-optees**

*T. Clark  
P. Howarth  
P. Reyner  
M. Thomas*

**Officers in attendance**

*Neil Watson Planning, Economic Development and Regulatory Services Manager (Area Coordinator)*  
*Lynne Rowland Committee Administrator*

*(Apologies for absence were received from Councillors N. Butterworth, M. Foxley, A. R. Greaves and D. Lord.)*



*The following person attended the meeting and spoke on the item indicated –*

<i>Emma-jane Macdonald</i>	<i>19/0750/FUL Full: Erection of 5 dwellings (2 pairs of semi-detached and 1 detached) at land to the south of Green Meadow, Trawden</i>	<i>Minute No.135(a)</i>
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**130. DECLARATION OF INTERESTS**

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

**131. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**132. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 5<sup>th</sup> December, 2019 be approved as a correct record and signed by the Chairman.

**133. PROGRESS REPORT**

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

Members were advised that amendments were being made to the planning application that had been submitted for the redevelopment of the site at Langroyd Hall, Langroyd Road, Colne. Any changes to the application would be published online.

**134. POLICE ISSUES**

Councillor Cockburn-Price reported that the Colne crime figures for December 2019 had been presented to the Colne Community Safety Partnership meeting earlier in the day. The figures showed that crime had reduced in all categories compared with the same period last year.

**135. PLANNING APPLICATIONS**

**(a) Applications to be determined**

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

**19/0750/FUL Full: Erection of 5 dwellings (2 pairs of semi-detached and 1 detached) at land to the south of Green Meadow, Trawden for Foster Building Contractors Ltd**

**RESOLVED**

That the Planning, Economic Development and Regulatory Services Manager be delegated authority to **grant consent**, subject to further discussions with the applicant regarding the boundary/garden walls.

**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 is in accordance with the policies of the Pendle Local Plan Part 1: Core Strategy, Trawden Forest Neighbourhood Plan and the saved policies of the Replacement Pendle Local Plan. 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) Applications for comment**

The Planning, Economic Development and Regulatory Services Manager submitted a report which invited comments on the following planning application –

**19/0801/FUL Full: Erection of 79 houses and associated external works at land off Harrison Drive, Colne for Pearl Together Limited**

**RESOLVED**

That the Policy and Resources Committee be advised of this Committee's support for the proposal and be recommended to approve the application.

**(c) Appeals**

The Planning, Economic Development and Regulatory Services Manager submitted a report which advised the Committee of four outstanding appeals.

Since writing the report, the following appeal had been dismissed –

19/0210/FUL	Appeal against refusal of planning permission for change of use of land
19/0011/AP/REFUSE	to mixed equine and agricultural use and erection of an animal shelter with pen (Retrospective) at land to the north east of New Laithe Farm, Burnley Road, Trawden

A hearing had been held for the following appeal and a decision was expected in the next 3-4 weeks –

18/0043/FUL	Appeal against refusal of planning permission for retention of a single storey agricultural workers dwelling (Retrospective) at Cowfield Farm, Burnley Road, Trawden
19/0014/AP/REFUSE	

**136. 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.

**RESOLVED**

That the following case be removed from the Committee's list of outstanding enforcements –

PLE/19/1317 Christ Church School, Keighley Road, Colne

**REASON**

***The case has been resolved.***

**(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**

The Planning, Economic Development and Regulatory Services Manager reminded the Committee of the multi-agency meeting that was due to take place on 29<sup>th</sup> January, 2020 to discuss the ongoing issues at Hubbs House Farm, Colne.

**(d) Persimmon Homes Site, Knotts Drive, Colne**

The Planning, Economic Development and Regulatory Services Manager advised that an update

on the issues raised at the last meeting would be provided to the next meeting of the Committee.

**(e) Development at land to the east of Windermere Avenue, Colne (The Rough)**

The Planning, Economic Development and Regulatory Services Manager advised that a new ditch had been dug at the site and local residents had confirmed that this had helped with the drainage.

**137. 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 £6,980.

The following bid was submitted for consideration –

- St Bartholomew's Flood Lighting - £800

**RESOLVED**

That a one-off contribution of £800 be awarded for flood lighting at St Bartholomew's Church subject to the lighting being energy efficient and on the understanding that any future revenue costs are not to be met by the Council.

**REASON**

*To allocate the Committee's capital programme effectively.*

**138. TRAFFIC LIAISON MINUTES**

The minutes of the Traffic Liaison Meeting held on 17<sup>th</sup> October, 2019 were submitted for information.

**139. PROBLEM SITES**

The Planning, Economic Development and Regulatory Services Manager submitted a report on problem sites in the Colne and District area.

**140. APPLICATION FOR WORK TO PROTECTED TREES –  
CHRIST CHURCH C.OF E. CHURCH, LANESHAWBRIDGE**

The Committee considered an application for works to protected trees at Christ Church C. of E. Church, Laneshawbridge.

**RESOLVED**

That consent for the works as applied for be granted subject to the following conditions –

1. The works hereby consented shall consist only of those detailed in the application, as qualified by these conditions, and shall be completed in their entirety.

**Reason:** To ensure the continued protection of the tree(s).

2. All works shall be carried out by an appropriately experienced, qualified and insured tree surgeon.

**Reason:** To ensure high standards of tree care are maintained, promoting healthy, safe trees that continue to provide amenity and ecological value to the area and/or site.

3. All works shall be carried out so as to conform to British Standard 3998:2010, Tree Works – Recommendations.

**Reason:** To ensure high standards of tree care are maintained, promoting healthy, safe trees that continue to provide amenity and ecological value to the area and/or site.

4. The stumps of the felled tree(s) shall grubbed or ground out and removed at the time of felling.

**Reason:** To prevent re-growth.

5. The works hereby permitted are to be completed within two years.

6. 4 no. Oak (*Quercus robur Fastigiata*), measuring 10-12cm girth at the time of planting; 4 no. Hornbeam (*Carpinus betulus Fastigiata*) measuring 10-12cm girth at the time of planting; and 1 no. Yew (*Taxus baccata*) measuring 100/125 cm at the time of planting, shall be planted to replace the trees to be felled under the terms of this consent.

**Reason:** To ensure that the amenity and ecological value of the area and/or site is maintained.

7. The replacement trees to be planted in accordance with the above condition(s) are to be planted in the next planting season following felling.

**Reason:** To ensure that the amenity and ecological value of the area and/or site is maintained.

## **REASON**

***The trees are in such a condition that they pose a hazard to the highway, users of the site and adjacent school and Council staff working on site.***

## **141. TREE PLANTING IN COLNE TOWN CENTRE**

The Planning, Economic Development and Regulatory Services Manager submitted a report which informed Members of possible planting sites for trees in Colne Town Centre and the implications.

A map attached to the report at appendix 1 provided suggested locations for 15 trees. It was estimated that each tree would cost approximately £5,000 to plant. In addition, there would be budgetary implications for inspecting and maintaining the tree for its lifetime.

## **RESOLVED**

- (1) That this Committee agrees with the proposed locations as detailed on the map attached at appendix 1, with the exception of those situated around the market hall and bus station.

- (2) That individual Members explore funding options for the proposed project and subsequent maintenance.

**REASON**

***The area around the bus station and market hall is in need of redevelopment and, should this happen in the near future, the planting of trees at this location at this present time would be a waste of money.***

**142. ENVIRONMENTAL BLIGHT**

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

**143. 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 5<sup>th</sup> December, 2019 were submitted for information.

**144. MISCELLANEOUS MINUTES**

Minutes of a meeting of the Pendle Local Nature Reserves Steering Group held on 3<sup>rd</sup> December, 2019 were submitted for information.

**145. OUTSTANDING ITEMS**

The following items had either been referred to this Committee or requested by the Committee.

- (a) Land off Laithe Street, Colne (07.03.19)
- (b) Old Mill sites in the South Valley (04.04.19)

A brief discussion was held with regard to the old mill sites in the south valley. It was agreed that an update was no longer required and that the item be taken off the list of outstanding items.

CHAIRMAN \_\_\_\_\_