

**MINUTES OF A MEETING OF  
WEST CRAVEN COMMITTEE  
HELD REMOTELY VIA MICROSOFT OFFICE TEAMS  
ON 9<sup>TH</sup> JUNE 2020**

*PRESENT –*

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

**Councillors**

*R. E. Carroll  
C. Carter  
M. Goulthorp  
K. Hartley  
J. Mills  
J. Purcell  
T. Whipp*

**Officers Present**

<i>D. Walker</i>	<i>Environmental Services Manager (Area Co-ordinator)</i>
<i>N. Watson</i>	<i>Planning, Economic Development and Regulatory Services Manager</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>

*(Apologies were received from Cllr M. Adams, P. Hampson, C. Pollard, E. West and G. Wilson.)*



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

<i>Fiona Patterson</i>	<i>20/0151/FUL – Full: Erection of a yurt, formation of car park and path and change of use of land from agriculture to a holistic therapy centre (Use Class D1) (retrospective) at Crossfield Farm, Salterforth Lane, Salterforth</i>	<i>Minute No. 3</i>
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**1. DECLARATIONS OF INTEREST**

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

**2. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at the meeting held on 3<sup>rd</sup> March 2020, be approved as a correct record.

### 3. PLANNING APPLICATIONS

#### Planning applications for determination

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

**19/0863/REM Reserved Matters: Major: Erection of 34 dwelling houses (access, appearance, layout, scale and landscaping) at Land at Field Number 0087, Earby Road, Salterforth for Cross Construction Limited**

The Planning, Economic Development and Regulatory Services Manager read out representations from the agent, Alan Kinder in support of the application.

#### RESOLVED

That consideration of this application be **deferred** to the next meeting to allow discussions with the applicant on the possibility of relocating the overhead power lines which would run parallel to the new road.

**20/0046/FUL Full: Major: Change of use of agricultural land to equine and the siting of an indoor horse manage and stables (Floor Area: 1136 sq.m.) (Suis Generis) at Moor View Farm, Earby Road, Salterforth for Mr M. Wolfenden**

The Planning, Economic Development and Regulatory Services Manager read out representations from the agent, Mr Widdup in support of the application.

#### 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: to follow.

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

3. Prior to the commencement of any above ground works on site, samples of all the external materials to be used in the construction of the roofs and walls of the development hereby approved, shall 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 interest of visual amenity of the area.

4. The stables and indoor manage hereby approved shall only be used for the stabling and riding of horses owned or leased by the owner of Moor View Farm and they shall not be used for livery, or any commercial purpose whatsoever, at any time.

**Reason:** To prevent the commercial use of the site in the interest of highway safety.

5. This planning permission does not allow for the external use of horse jumps or any other moveable structures used for equine sports from anywhere within the site, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order to prevent excessive levels of equine paraphernalia being used from this site in the interest of visual amenity.

6. Prior to the equine use hereby approved being brought into use, a scheme for the containment and storage of manure, shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of run-off gradients and how any run-off will be channelled and/or stored and treated so as it does not pollute the environment and local watercourses. The manure store shall be constructed and completed, in accordance with approved plans.

**Reason:** To prevent pollution of the environment.

7. No external lighting shall be installed at the site, unless details of lighting have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the positioning, direction and luminance of the lighting. The lighting shall be installed in accordance with the approved details and shall be maintained as such in perpetuity.

**Reason:** In order to protect the amenity of nearby residential properties from potential light pollution.

8. All existing trees and hedges on the north and south boundaries shall be retained, unless shown on the approved drawings as being removed. On those boundaries all trees and hedges on and immediately adjoining the site shall be protected from damage for the duration of works on the site, by the erection of protective fencing in accordance with BS 5837: 2012. Any trees or hedges removed without the Local Planning Authority's consent or which die or become seriously diseased or otherwise damaged within five years following completion of the approved development, shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as specified by the Local Planning Authority.

**Reason:** To ensure boundary trees and hedges are not lost to the development which will provide screening and soften the visual impact of the development from public vantage points.

9. No development shall commence on site unless and until, a detailed Landscaping Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following;

- a) The exact location and species of all existing trees and other planting to be retained;
- b) All proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;

- c) An outline specification for ground preparation;
- d) All proposed boundary treatments with supporting elevations and construction details;
- e) All proposed hard landscape elements and pavings, including layout, materials and colours;
- f) The proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entire approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

**Reason:** To ensure that the development is adequately landscaped so as to integrate with its surroundings.

- 10.** The development hereby approved shall proceed in strict accordance with all of the recommendations contained within the Preliminary Ecological Appraisal carried out by Rozanna Shah of Milner Ecological and dated 18<sup>th</sup> July 2019 and Arboricultural Impact Assessment carried out by Ross Cannon of Treeplan Arboricultural Consultants and dated 22<sup>nd</sup> July 2019.

**Reason:** In order to minimise the impacts of development on local wildlife populations.

- 11.** 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.

## **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 proposed development would be acceptable in relation to visual amenity, landscape impacts, residential amenity, highways, ecology and contamination. 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.***

**20/0064/FUL Full: Major: Erection of 26 holiday lodges with associated reception building, facilities building, parking, landscaping and new vehicular access from High Lane (Re-submission) at Land to the west of former Whitemoor Pumping Station, High Lane, Salterforth for Dalfour Ltd**

## **RESOLVED**

That Policy and Resources Committee be asked to determine this planning application at their next meeting.

**20/0151/FUL Full: Erection of a yurt, formation of car park and path and change of use of land from agriculture to a holistic therapy centre (Use Class D1) (retrospective) at Crossfield Farm, Salterforth Lane, Salterforth**

**RESOLVED**

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

1. The proposed development, due to its prominent isolated position, results in unacceptable harm to the open rural character and visual amenity of the area contrary to policy ENV2 of the Pendle Local Plan Part 1: Core Strategy.

**4. RE-OPENING OF PENDLE’S TOWN CENTRES**

Members considered how best to engage with businesses and members of the public to ensure that additional measures had been established in Barnoldswick and Earby town centres to provide a safe trading environment, for when the government lifted the coronavirus restrictions on most non-essential retail premises, with effect from 15<sup>th</sup> June.

Pendle had received £81,195 of ERDF funding to support this work. The agenda set out the four strands of activity that could be funded. It excluded grants to businesses, capital expenditure and replacing already committed expenditure. It was proposed that £20k would be used cover work such as communication and the remainder distributed to the five area committees. West Craven’s allocation was £11,317.

**RESOLVED**

That the £11,317 ERDF funding for West Craven be split between Barnoldswick (two thirds) and Earby (one third); that 2 separate Task Groups be set up for Barnoldswick and Earby Town Centres, made up of representatives from this Committee, Town Councils and any relevant retail organisations; that they be set the task of developing action plans for their town centres to put in place additional measures to establish a safe trading environment; that they meet remotely at the earliest opportunity; and initially, that £3,000 also be allocated from the Barnoldswick allocation of the 2020/21 Capital Programme for any measures, that cannot be covered by ERDF funding.

**REASON**

***To help Barnoldswick and Earby Town Centres’ recovery following the Covid outbreak.***

*Chairman.....*