

**MINUTES OF A MEETING OF THE  
COLNE AND DISTRICT COMMITTEE  
HELD REMOTELY VIA MICROSOFT OFFICE TEAMS  
ON 9<sup>TH</sup> JULY, 2020**

*PRESENT –*

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

**Councillors**

*N. Butterworth  
D. Clegg  
S. Cockburn-Price  
M. S. Foxley  
P. Foxley  
D. Lord  
A. Mann*

**Co-optees**

*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 V. Fletcher, A. R. Greaves, J. Nixon and S. Petty and B. Hodgson (Trawden Forest Parish Council) and T. Clark (Foulridge Parish Council).)*



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

*Mike Burkett                            19/0893/FUL Full: Demolition of part of Hall    Minute No.9  
(40cu.m.); Change of use of Langroyd Hall  
from Public House (Use Class A4) to Extra  
Care Residential Institution (Use Class  
C3); Erection of four new build units to  
form 32 no. Extra Care apartments with  
ancillary gymnasium, hairdressers and  
associated car parking at Langroyd Hall,  
Langroyd Road, Colne*

*Ian Gilbert                                20/0286/VAR Full: Major: Variation of            Minute No.9  
Condition: Vary Condition 1 of Planning  
Permission 19/0577/VAR to amend the  
requirement for submission of a planning  
obligation for the provision of 10%  
affordable housing to 5% affordable  
housing and removal of the requirement for  
an obligation for the refurbishment of the  
pump house at land to the east of  
Windermere Avenue, Colne*

*Jerry Stanford                            Colne and District Working Group of the            Minute No.16  
Colne Community Safety Partnership*

**5. DECLARATION OF INTERESTS**

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

**6. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**7. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 11<sup>th</sup> June, 2020 be approved as a correct record and signed by the Chairman.

**8. PROGRESS REPORT**

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

**9. POLICE ISSUES**

In the absence of a police representative there was no update on police issues.

The topic of crime and local policing was discussed further at item 16.

**10. PLANNING APPLICATIONS**

**Applications to be determined**

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

**19/0893/FUL Full: Demolition of part of Hall (40cu.m.); Change of use of Langroyd Hall from Public House (Use Class A4) to Extra Care Residential Institution (Use Class C3); Erection of four new build units to form 32 no. Extra Care apartments with ancillary gymnasium, hairdressers and associated car parking at Langroyd Hall, Langroyd Road, Colne for EH Capital 1**

*(A site visit was carried out prior to the meeting.)*

Representations from Gary Dobson and Christina Smith were read out to the Committee.

The Planning, Economic Development and Regulatory Services Manager submitted an update that reported receipt of amended plans which changed the design of the first floor access to Block E to an acceptable design. The recommendation to approve the application remained the same subject to a revised plan condition and removal of a condition requiring details of the above.

**RESOLVED**

That planning permission be **granted** subject to the following conditions –

1. The works approved shall be begun before the expiration of three years from the date of this consent.

**Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

6401/01, 6401-02, 6401/03, 6401/04, 6401/5, 6401/6, 6401/07, 2624 (PL)01, (PL)02, (PL)03, (PL)04, (PL)05, (PL)06, (PL)07E, (PL)08, (PL)09A, (PL)10, (PL)11, (PL)12, (PL)13, (PL)14B, (PL)15B, (PL)16A, (PL)17, (PL)18, (PL)19B, (PL)20B, (PL)21A, (PL)22A, (PL)28 & (PL)30.

**Reason:** For the avoidance of doubt.

3. Prior to the commencement of development the applicant shall have submitted to and have agreed in writing by the Local Planning Authority a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site. The method statement shall detail how:-

a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

b) A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

**Reason:** In order to protect the health of the occupants of the new development and/or in order to prevent contamination of the controlled waters.

4. No part of the development shall be commenced unless and until a Construction Code-of-Practice method statement has been submitted to and approved in writing by the Local Planning Authority. The code shall include details of the measures envisaged during

construction to manage and mitigate the main environmental effects of the relevant phase of the development. The submitted details shall include within its scope but not be limited to:

- a) A programme of works including phasing, hours of operation and measures for the control of traffic to and from the site, and within the site, during construction.
- b) The areas and methods of loading and unloading of plant and materials.
- c) The areas for the storage of plant and materials.
- d) Location and details of site compounds
- e) An overall Construction Monitoring programme, to include reporting mechanisms and appropriate redress if targets/standards breached
- f) Parking area(s) for construction traffic and personnel
- g) Details of the provision and use of wheel washing on the site
- h) Site security

The Construction Code-of-Practice should be compiled in a coherent and integrated document and should be accessible to the site manager(s), all contractors and sub-contractors working on site. As a single point of reference for site environment management, the CCP should incorporate all agreed method statements, such as the Site Waste Management Plan and Demolition Method Statement. All works agreed as part of the plan shall be implemented during an agreed timescale and where appropriate maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that adequate measures are in place to protect the environment during the construction phase(s).

5. Prior to any work commencing on site full details of palette of all external materials including stone, slate and cladding/glazing systems including details of rainwater goods to be submitted to and agreed in writing by the Local Planning Authority.

**Reason:** In order to ensure that the details are acceptable before work commences on site in the interests of the Listed Building and its setting.

6. No development shall take place on the new build elements unless and until a contract for the redevelopment of the Hall as approved under 19/0894/LBC has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that work on the Hall is undertaken as a priority to prevent any further deterioration in the interest of preserving this Heritage Asset.

7. The first floor windows in the northern elevation of Block E shall be fitted with obscured glazing with a level of obscurity of Level 3 or above, unless otherwise agreed in writing by the Local Planning Authority, which shall thereafter be retained in perpetuity. Any replacement glazing shall be of an equal degree of obscurity. The windows shall be hung in such a way so as to prevent the effects of obscure glazing being negated by way of opening.

**Reason:** In order to protect the privacy of the occupiers of adjacent property and prevent overlooking.

8. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement including the dropped pedestrian crossings on Red Lane, Langroyd Road (both sides), Regent Avenue and Skipton Road has been submitted to, and approved in writing by, the Local Planning Authority.

**Reason:** In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

9. The proposed development should not be brought into use unless and until improvements to the vehicular access from Langroyd Road and provision of a footway have been fully completed and surfaced in accordance with the approved plans.

**Reason:** In the interest of highway safety.

10. The proposed development should not be brought into use unless and until the parking areas shown on the approved plans has been constructed, laid out and surfaced in bound porous materials. The parking areas shall thereafter always remain available for parking of vehicles associated with the residential development.

**Reason:** In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

11. The cycle storage facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycle storage facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

**Reason:** To ensure that the development provides sustainable transport options.

12. The Hairdressers and Gymnasium facilities shall be for the sole use of residents of the development only and shall not be available to the general public.

**Reason:** In the interest of highway safety and due to the lack of available parking within the site.

13. Foul and surface water shall be drained on separate systems.

**Reason:** To secure proper drainage and to manage the risk of flooding and pollution.

14. No development shall commence until final details of the design and implementation of an appropriate surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) A final surface water drainage layout plan; appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels and external ground levels (in AOD);
- b) A full set of flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an appropriate allowance for climate change and urban creep. The calculations must also demonstrate that surface water runoff will not exceed a maximum rate of 5l/s.
- c) A final site plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network;
- d) Confirmation of how surface water will be managed within any non-drained areas of the site, i.e. grassed areas and public open space.
- e) A final site plan showing all overland flow routes and flood water exceedance routes, both on and off site;

- f) Details of any measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses; and
- g) Details of an appropriate management and maintenance plan for the surface water drainage network over the lifetime of the development.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

**Reason:** To ensure that the proposed development can be adequately drained; that there is no flood risk on or off the site resulting from the proposed development; that water quality is not detrimentally impacted by the development proposal and that appropriate maintenance mechanisms are put in place for the lifetime of the development.

15. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

**Reason:** To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

16. No development shall commence (except for demolition) unless and until details of the following:

- Scheme for design and detailing of roofs, eaves, verges, parapet, cornices, etc.
- Scheme for framing design and finish details for new windows and doors
- Details of vents, grilles, flues, lighting and any other fittings to external elevations
- Details of any repair/alteration to boundary walls and gateposts; design of new screen walls, ramps, retaining walls
- Scheme for design and materials for hard surfacing, including lighting
- Ongoing maintenance scheme, particularly for sedum roofs

have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be fully implemented in strict accordance with the approved details.

**Reason:** To order to ensure the details are appropriate for the Listed Building and its setting and that the Hall is restored

17. Window reveals in the new build units shall be set back by at least 75mm.

**Reason:** To provide an appropriate set back in the interests of good design.

18. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this

condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

**Reason:** To prevent trees or hedgerows on site from being damaged during building works.

19. The development hereby permitted shall not be commenced 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. all existing trees to be retained;
  - b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
  - c. planting scheme for the adjacent land to the north to assist screening views of Block C and to ensure an appropriate setting;
  - d. an outline specification for ground preparation;
  - e. all proposed boundary treatments with supporting elevations and construction details;
  - f. all proposed hard landscape elements and pavings, including layout, materials and colours;
  - g. 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 entirety 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.

20. No demolition shall take place until the implementation of a programme of archaeological investigation and recording in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The recording shall thereafter be carried out in accordance with the approved scheme and timescales.

**Reason:** In order to provide an accurate historic record of the site by a competent person prior to demolition of the building.

21. Notwithstanding the submitted plans details of the mitigation measures including Baffle access and habitation boxes shall be submitted to and agreed in writing by the Local Planning Authority and implemented in strict accordance with the approved details prior to any occupation on site.

**Reason:** In order to provide appropriate bat roosts on the site and enhance the biodiversity of the site.

- 22.** No part of the development hereby approved shall take place until a Planning Obligation pursuant to Section 106 of the Town and Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The said obligation shall provide for a contribution towards providing off-site landscaping.

**Reason:** In order to provide the site with an enhanced landscaping scheme including planting on the adjacent land to the North.

### **Note**

1. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the provision of tactile paving and H bar markings to the existing dropped pedestrian crossings on Red Lane, Langroyd Road (both sides of the entrance and north and south of the roundabout), Regent Avenue, and outside and opposite No 227 Skipton Road. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or by email on [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk), in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

### **20/0198/FUL Full: Resiting of a temporary single storey agricultural workers dwelling at Cowfield Farm, Burnley Road, Trawden for Mr Robert Airey**

*(Before the vote was taken the Planning, Economic Development and Regulatory Services Manager advised that should the application be refused on the grounds proposed there was a significant risk of costs being awarded against the Council in the event of an appeal. The matter would 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 **refused**.

### **20/0286/VAR Full: Major: Variation of Condition: Vary Condition 1 of Planning Permission 19/0577/VAR to amend the requirement for submission of a planning obligation for the provision of 10% affordable housing to 5% affordable housing and removal of the requirement for an obligation for the refurbishment of the pump house at land to the east of Windermere Avenue, Colne for McDermott Homes Ltd**

The Planning, Economic Development and Regulatory Services Manager submitted an update which provided clarity in terms of the affordable housing provision.

### **RESOLVED**

- (1) That planning permission be **granted** subject to the following conditions -



1. Within two months of the date of this decision a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (or any subsequent provision equivalent to that Section) relating to the land has been made and lodged with the Local Planning Authority and the Local Planning Authority has notified the person(s) submitting the said planning obligation in writing that it is to the Local Planning Authority's approval. The said planning obligation will provide for off-site highway works, contributions towards bus services for five years, preparation and support of a Travel Plan, cycle track provision, contribution towards air quality action plan and the provision of 5% affordable dwellings on site.

**Reason:** In order for the development to contribute towards the supply of affordable housing, ensure the provision of an accessible bus services and offset the impact of the development on the highway network and air quality.

2. Within two months of this decision notice a plan and written-brief detailing the proposed phasing of the site shall have been submitted to and approved in writing by the Local Planning Authority. Such detailing shall include details of the works involved in each phase and how each phase is to be completed in terms of the completion of roads, including access to the first site compound in accordance with Lancashire County Council specification to at least base course level, building operations, foul and surface water sewers and landscaping. The approved scheme shall thereafter be carried out in accordance with the plan and brief.

**Reason:** To secure the proper development of the site in an orderly manner.

3. The development shall be carried out in strict accordance with the drainage scheme submitted to and approved in writing by the Local Planning Authority on the 4<sup>th</sup> April, 2019. The drainage shall be provided in accordance with the approved details before the development is completed, and maintained and managed thereafter in strict accordance with measures agreed as part of the scheme.

**Reason:** To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

4. The development shall be carried out in strict accordance with the programme of archaeological works submitted to and approved in writing by the Local Planning Authority on the 4<sup>th</sup> April, 2019.

The works shall be undertaken in accordance with the approved details. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

**Reason:** To ensure that an appropriate recording is undertaken of any archaeological interest on the site.

5. The development shall be carried out in strict accordance with the Construction Method Statement submitted to and approved in writing by the Local Planning Authority on the 4<sup>th</sup> April, 2019.

**Reason:** To ensure that adequate measures are in place to protect the environment during the construction phases.

6. The development shall be carried out in strict accordance with the full details of tree protection measures for trees and hedgerows to be retained submitted to and approved in writing by the Local Planning Authority on the 4<sup>th</sup> April, 2019 and retained throughout the course of development until completion.

**Reason:** To protect the existing trees and hedgerows to be retained on the site during the course of the development.

7. The development shall be carried out in strict accordance with the detailed proposals for the incorporation of features into the scheme including all recommended mitigation and ecological enhancement measures and those suitable for use by breeding birds and roosting bats, as detailed in Sections 5.4 and 5.6 of the 'Ecological Survey and Assessment' report prepared by ERAP Ltd (Consultant Ecologists) (October 2014), the Addendum Report on Great Crested Newts ref: 2014\_263c and the Hedgerow and Ecological Addendum 2015 submitted to and agreed in writing with the Local Planning Authority on the 4<sup>th</sup> April, 2019. The agreed measures shall be permanently installed in accordance with approved details prior to the first occupation of the development hereby approved and retained thereafter.

Trees and shrubs planted shall comply with BS.3936 (Specification of Nursery Stock) and shall be planted in accordance with BS.4428 (General Landscape Operations).

**Reason:** To ensure protection of the habitat of species protected under the Wildlife & Countryside Act 1981.

8. The development shall be carried out in strict accordance with the Landscape and Habitat Creation Management Plan, in accordance with Section 5.8 of the 'Ecological Survey and Assessment' report prepared by ERAP Ltd (Consultant Ecologists) (October 2014) and the Hedgerow and Ecological Addendum 2015 submitted to and approved in writing by the Local Planning Authority on the 4<sup>th</sup> April, 2019.

The agreed Plan shall be implemented in full, in accordance with the timescales indicated in the approved scheme.

**Reason:** To ensure protection of the habitat of species protected under the Wildlife & Countryside Act 1981.

9. The development shall be carried out in strict accordance with the Management Plan providing full details for all of the non-adopted areas of the site, to include the timing of, provision, and a schedule of maintenance, shall be submitted to and agreed in writing by the Local Planning Authority on the 4<sup>th</sup> April, 2019.

The maintenance of the non-adopted areas shall at all times thereafter be undertaken in accordance with the approved scheme.

**Reason:** To ensure that the areas of land on site are provided and thereafter maintained in an appropriate manner.

10. Tree felling, vegetation clearance works (including grassland clearance) or other works that may affect nesting birds, including ground-nesting birds, shall not be undertaken between the months of March to August inclusive unless the absence of nesting birds has been confirmed by further survey or inspections. Such surveys shall be carried out by a suitably qualified and

experienced ecologist. If nesting birds (or dependant young) are found to be present, works in the area shall be delayed until such time as nesting is complete and the young have fledged. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that any nesting birds are not disturbed or adversely affected by this development.

11. The development shall be carried out in strict accordance with the Invasive Species Management Plan detailing eradication and/or control and/or avoidance measures for Himalayan Balsam and Japanese Knotweed shall be submitted to and agreed in writing by the Local Planning Authority on the 10<sup>th</sup> April, 2019.

**Reason:** To prevent the possible spread of these invasive species on and outside of the site.

12. The development shall be carried out in strict accordance with the management (including maintenance) of the open space areas submitted to and agreed in writing by the Local Planning Authority on the 4<sup>th</sup> April, 2019.

The approved scheme for open space areas shall be carried out in full accordance with the agreed scheme before the first dwelling is occupied.

Subsequent management and maintenance of the open space areas shall be carried out in accordance with the approved scheme.

**Reason:** To ensure the site is properly maintained and managed in the interest of visual amenity.

13. Construction works shall not take place outside the hours of 8:00 and 18:00 on weekdays and 8:00 - 13:00 on Saturdays, nor at any time on Sundays, Bank or Public Holidays.

**Reason:** In the interests of residential amenity and to safeguard local residents from noise and disturbance.

14. The development shall be carried out in strict accordance with the lighting design strategy for the development submitted to and approved in writing by the Local Planning Authority on the 4<sup>th</sup> April, 2019.

**Reason:** To provide an appropriate scheme of lighting for the site in the interests of ecology.

15. No dwelling shall be occupied unless and until the off-site highway works shown in the following plans have been constructed in accordance with those plans and any phasing information provided:

3344 bus stops fig 5 (only those shown on Venables Avenue); 3344 tactile paving at the existing pedestrian crossing points on all arms of the roundabout which includes Keighley Road, Byron Road and Skipton Old Road and 3344 upgrade zebra crossing to signalised crossing on Byron Road, 40m east of Venables Avenue.

**Reason:** In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

16. The development hereby permitted shall be carried out in accordance with the following approved plans: 754.000A, 754.400A Rev 1, 3344 Skipton Old Road dated 10/02/2015, 3344 Windermere Ave Access dated 28/10/2014.

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

- (2) That the Planning, Economic Development and Regulatory Services Manager be authorised to take enforcement action as appropriate in relation to the pump house.

### **REASON**

- (1) ***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 development is compliant with the aims of the Local Plan Part 1 and saved Policies of the Replacement Pendle Local Plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.***
- (2) ***To ensure the condition of the pump house is brought up to an acceptable standard.***

### **11. ENFORCEMENT/UNAUTHORISED USES**

#### **Enforcement action**

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

### **12. CAPITAL PROGRAMME 2019/20 AND 2020/21**

The Housing, Health and Engineering Services Manager submitted a report which advised Members on the Committee's 2019/20 and 2020/21 capital budgets.

### **13. LAND FRONTING 6 TO 22 PATTEN STREET, COLNE**

The Chief Executive submitted a report for Members to consider granting garden tenancies on land fronting 6 to 22 Patten Street, Colne.

### **RESOLVED**

That consideration of this item be deferred for two months.

### **REASON**

***To allow time for ward councillors to meet with the residents.***

### **14. RE-OPENING OF PENDLE'S TOWN CENTRES**

In response to this Committee making £5,000 immediately available to the Colne BID Team to

support the re-opening of Colne businesses, the Committee received a report on Colne BID Town Centre Recovery Proposals. It was noted that the proposals included at least £5,000 worth of activity that met the agreed criteria.

**15. COLNE TOWN CENTRE PREMISES IMPROVEMENT GRANTS**

The Committee noted a report of the Planning, Economic Development and Regulatory Services Manager which provided an update on the progress made on the Colne Premises Improvement Grants Scheme in 2020/21.

**16. 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 were submitted for information.

The Chairman of the Group, Mr Jerry Stanford, also presented a report which highlighted a number of concerns relating to recent crime trends and the reduced Neighbourhood Police presence. The report included a number of recommendations for consideration.

**RESOLVED**

That the report and a covering letter be sent to the Police and Crime Commissioner; the Chief Constable and Chief Inspector of Lancashire Constabulary; and the Member of Parliament for Pendle.

**REASON**

*To highlight the concerns of the Committee.*

**17. ENVIRONMENTAL BLIGHT**

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

**18. OUTSTANDING ITEMS**

The following items had either been referred to this Committee or requested by the Committee. Reports would be submitted to a future meeting.

- (a) Land off Laithe Street, Colne (07.03.19) (09.05.19)
- (b) Responsibility for highway maintenance (05.03.2020)

CHAIRMAN \_\_\_\_\_