

**MINUTES OF A MEETING OF THE
BRIERFIELD AND REEDLEY COMMITTEE
HELD REMOTELY VIA MICROSOFT TEAMS
ON 7TH OCTOBER, 2020**

PRESENT

Councillor N. Ashraf – Chairman (In the Chair)

Councillors

*Mohammed Arshad
Musawar Arshad
M. Hanif
Y. Iqbal*

Co-optees

S. Ahmed

Constabulary Representative

Inspector Scott Boast

Officers in attendance

*Wayne Forrest
Kathryn Hughes
Lynne Rowland*

*Localities and Policy Manager (temporary) (Area Coordinator)
Principal Development Management Officer
Committee Administrator*

(Apologies for absence were received from P. McCormick (Reedley Hallows Parish Council).)



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

Adnan Yousaf

Land at Bowland View, Brierfield

Minute No.49

37. DECLARATION OF INTERESTS

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

38. PUBLIC QUESTION TIME

There were no questions from members of the public.

39. MINUTES

RESOLVED

That the Minutes of this Committee, at a meeting held on 9th September, 2020 be approved as a correct record and signed by the Chairman.

40. PROGRESS REPORT

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

41. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

Inspector Boast provided an update on progress with the investigation in relation to the recent serious crime that had taken place in Reedley.

This was followed by a discussion on other community safety issues and police matters.

42. PLANNING APPLICATIONS

(a) Planning applications to be determined

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

20/0210/HHO Full: Demolition of the existing front boundary fence and erection of a 2m boundary wall and erection of a detached double garage at Meadowcroft, Barden Lane, Brierfield for Mr S. Martin

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, Visibility Splays Plan – Proposed Submitted on 09.09.2020, Elevation Plan – Proposed Submitted on 09.09.2020, Previous Layout North Facing Elevation Submitted on 01.07.2020, Site Plan – Existing Submitted on 01.07.2020, Site Plan – Proposed Submitted on 01.07.2020, A03, A04, A05, A02 and A01.

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

3. Prior to any above ground works occurring samples of external materials to be used in the development hereby permitted, including the elevations, roof, doors and windows of the garage and elevations of the boundary wall (notwithstanding any details shown on previously submitted plan(s) and specification) shall have 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 details.

Reason: To ensure the materials are appropriate to the area and in order to allow the Local Planning Authority to control the external appearance of the development.

4. A scheme for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works. The scheme shall be

constructed and completed in accordance with the approved details before first use of the approved garage.

Reason: In order to prevent flooding.

5. The garage hereby approved shall be used solely incidental to the occupation and enjoyment of the dwelling to which it serves, nor shall it be converted into habitable accommodation without the prior written consent of the Local Planning Authority.

Reason: To prevent a separate residential property being erected in the Green Belt contrary to Paragraph 145 of the NPPF.

6. Before the access is used for vehicular purposes, 45° visibility splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway. Any walls or fences forming the visibility splays shall be no higher than 0.9m.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

7. The unauthorised vehicular access formed adjacent to the boundary with Sandyford House shall be physically and permanently closed and the existing footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads concurrent with the formation of the amended existing access.

Reason: In the interest of highway safety to limit the number of access points and maintain the proper construction of the highway.

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 would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. 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) Planning appeals

The Planning, Economic Development and Regulatory Services Manager reported that, as at today's date, there were no new or outstanding appeals.

43. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

44. NATIONAL PLANNING REFORMS

The Planning, Economic Development and Regulatory Services Manager submitted a report for information on reforms to the General Permitted Development Order (2015) and Use Class Order (1987) made by the Government in July 2020.

45. CAPITAL PROGRAMME 2020/21

(Councillor M. Hanif declared a non-pecuniary interest in this item relating to the bid for Back Albert Street surfacing improvements. This was not a disclosable pecuniary interest as defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.)

The Housing, Health and Engineering Services Manager submitted a report which advised Members on the Committee's 2020/21 capital budget. The following two bids were submitted for consideration –

- Back Albert Street – surfacing improvements (£6,000). The bid included a proposal to remove a number of trees, for which permission would need to be granted.
- Various Brierfield highway improvements (£2,000)

RESOLVED

- (1) That £6,000 be allocated for surfacing improvements to Back Albert Street, Brierfield.
- (2) That £2,000 be allocated for various Brierfield highway improvements as detailed in the submitted bid.

REASON

To ensure the most effective allocation of the Committee's capital budget.

46. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison meeting held on 9th September, 2020 were submitted for information.

47. TACKLING CONTAMINATION IN RECYCLING BINS

The Environmental Services Manager submitted a report which provided Members with an update on plans to tackle the issue of contamination within the recycling materials collected via household and commercial schemes.

48. TREE PLANTING ON COUNCIL OWNED LAND

Following consideration by the Policy and Resources Committee at its meeting on 17th September, 2020, the Committee was invited to comment on a report of the Planning, Economic Development and Regulatory Services Manager on proposals to increase the Council's efforts in planting trees on Council owned land. The report was noted.

49. LAND AT BOWLAND VIEW, BRIERFIELD

Further to this item being deferred at the last meeting, the Chief Executive re-submitted a report for Members to consider asking the Policy and Resources Committee to declare the land at Bowland View, Brierfield (shown edged black on the plan attached to the report), surplus to requirements.

RESOLVED

- (1) That the Policy and Resources Committee be recommended to declare the land at Bowland View, Brierfield, shown edged black on the plan attached to the report, surplus to requirements and the Chief Executive be authorised to negotiate terms of a sale to the developer of the adjoining land.
- (2) That a request be made for any capital receipt achieved for the land to be earmarked for spend in Brierfield and Reedley.

REASON

- (1) *To allow for development to be carried out, achieve a capital receipt and end all maintenance and other liabilities relating to ownership of the land for the Council.*
- (2) *To help the residents of Brierfield and Reedley benefit from the sale of the land.*

50. RE-OPENING OF PENDLE'S TOWN CENTRES

It was reported that a meeting had been held with members of this Committee and officers of the Council to agree an Action Plan to support the re-opening of Brierfield Town Centre, following the allocation of Government funding for this purpose.

At the meeting it had been agreed to make enquiries into the possibility of providing stand-up sanitisers outside business premises. An update would be presented to the next meeting.

51. ITEMS FOR DISCUSSION

(a) Speeding cars

It was reported that this issue was due to be discussed at the next meeting of the Community Safety Partnership, therefore no discussion took place.

(b) Parking: Robson Street/John Street

Councillor Hanif advised that he had been approached by several residents of Robson Street and John Street, Brierfield, to ask that consideration be given to introducing residents-only parking in the area. He had been told that employees/visitors of a nearby factory often parked on the street, making it difficult for residents to park near their homes.

RESOLVED

That the Housing, Health and Engineering Services Manager be asked to carry out a survey of the residents of Robson Street and John Street, Brierfield.

REASON

To establish the level of support for the introduction of residents-only parking in the area.

52. BRIERFIELD TOWN CENTRE PREMISES IMPROVEMENT GRANTS

The Planning, Economic Development and Regulatory Services Manager reported that there were no Town Centre Premises Improvement Grant applications for consideration at this meeting.

53. ENVIRONMENTAL BLIGHT

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

CHAIRMAN _____