

**MINUTES OF A MEETING OF THE  
COLNE AND DISTRICT COMMITTEE  
HELD REMOTELY VIA MICROSOFT TEAMS  
ON 5<sup>TH</sup> NOVEMBER, 2020**

*PRESENT –*

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

**Councillors**

*N. Butterworth  
D. Clegg  
S. Cockburn-Price  
V. Fletcher  
M. S. Foxley  
P. Foxley  
A. R. Greaves  
D. Lord  
A. Mann  
J. Nixon*

**Co-optees**

*M. Thomas*

**Officers in attendance**

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



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

<i>Vincent Ryan</i>	<i>20/0551/HHO Full: Erection of extensions and roof lift to form first floor (Re-Submission ) at 297 Keighley Road, Colne</i>	<i>Minute No.73(a)</i>
<i>John Collinson</i>	<i>20/0625/FUL: Demolition of existing agricultural machinery store and erection of one detached bungalow at Far Laithe Farm, Coal Pit Lane, Trawden</i>	<i>Minute No.73(a)</i>
<i>Gillian Taylor Alison Ashworth-Taylor Kirsty Pugh Lindsay Bowker Lavinia Lindsay Amelia Bowker Sarah Whatmough</i>	<i>19/0867/FUL Full: Change of use of land to mixed agricultural, educational and camping use, plus erection of timber cabin for educational use at Harwes Farm, Foulridge</i>	<i>Minute No.73(b)</i>
<i>Jane Turner</i>	<i>19/0868/FUL Full: Formation of an access track (part retrospective) at Harwes Farm, Foulridge</i>	
	<i>Re-opening of Pendle's Town Centres</i>	<i>Minute No.77</i>

**68. DECLARATION OF INTERESTS**

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

**69. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**70. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 8<sup>th</sup> October, 2020 be approved as a correct record and signed by the Chairman, subject to the inclusion of apologies from Mary Thomas (Colne Town Council).

**71. PROGRESS REPORT**

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

**72. POLICE ISSUES**

Councillor Cockburn-Price gave a brief update on the crime figures for the Colne and District area following her attendance at the Colne Community Safety Partnership meeting.

She advised that crime in the area was generally down, although there had been a significant increase in cases of anti-social behaviour compared with the same period last year.

**73. PLANNING APPLICATIONS**

**(a) Applications to be determined**

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

**20/0551/HHO Full: Erection of extensions and roof lift to form first floor (Re-submission) at 297 Keighley Road, Colne for Mr Andy Towler**

The Planning, Economic Development and Regulatory Services Manager submitted an update which reported receipt of amended plans, which took on board the comments by the Council's Conservation Officer. The scheme was now acceptable in terms of impact on the Conservation Area, subject to appropriate conditions.

**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, Block Plan 1:500, 2019/89/01, 2019/89/02, 2019/89/03 G, 2019/89/04 I, 2019/89/05 B & Topographical Survey.

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

3. Notwithstanding the submitted plans prior to any above ground works being commenced samples of all external materials to be used in the elevations, roof and garage doors of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The cheeks of the two dormers to the front roofscape shall be tiled and not rendered. The development shall thereafter be carried out in strict accordance with the approved details.

**Reason:** These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development within the Conservation Area.

4. No additional windows or doors shall be inserted into the side (North East) elevation at any time without the prior written consent of the Local Planning Authority.

**Reason:** In order to ensure that privacy to the neighbouring property is not adversely affected.

5. Notwithstanding the submitted plans a minimum of three parking spaces shall be provided with the site. The inner garage space is too shallow to be able accommodate an average size motor vehicle and therefore at least two external spaces shall be laid out, surfaced in bound porous materials and be available for use before the extension hereby approved is brought into use. The car parking and manoeuvring areas shall thereafter at all times remain unobstructed and available for use for car parking purposes.

**Reason:** To ensure adequate off-street car parking provision is provided within the site.

6. During the construction period wheel washing facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway.

**Reason:** To prevent stones and mud being carried onto the public highway to the detriment of road safety.

7. Prior to the commencement of the development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme 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 including a Beech hedge along the side (South West) boundary and indicate 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 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.

### **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 acceptable in terms of policy, design, amenity and impact on the conservation area and highway safety.***

**20/0625/FUL Full: Demolition of existing agricultural machinery store and erection of one detached bungalow at Far Laithe Farm, Coal Pit Lane, Trawden for Mr John Collinson**

### **RESOLVED**

That consideration of this planning application be **deferred**.

### **REASON**

***To allow the applicant the opportunity to provide satisfactory justification that there is an essential need for a rural worker or an additional residential dwelling on the farm.***

### **(b) Applications for comment**

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

**19/0867/FUL Full: Change of use of land to mixed agricultural, educational and camping use, plus erection of timber cabin for educational use at Harwes Farm, Foulridge for Harwes Farm Community Interest Company**

**19/0868/FUL Full: Formation of an access track (Part Retrospective) at Harwes Farm, Foulridge for Harwes Farm Community Interest Company**

As the site of these applications spanned both West Craven and Colne and District Committee

areas the area committees were being asked for their comments. The applications would be determined by Policy and Resources Committee on 26<sup>th</sup> November.

The Planning, Economic Development and Regulatory Services Manager submitted an update which reported receipt of an additional ecology report which addressed the concerns of the Council's Environment Officer in relation to the ground flora within the woodland. There was also additional detail regarding the effect of the proposed access road on the hydrology of the moorland. Subject to a condition for details of the construction and drainage of the track the Council's Environment Officer had no objection to the applications.

## **RESOLVED**

That the Policy and Resources Committee be asked to give very serious consideration and weight to the highway issue referenced in the report and referred to by several speakers at this meeting and be recommended to refuse the application.

### **(c) Planning appeals**

The Planning, Economic Development and Regulatory Services Manager submitted a report on planning appeals.

#### **74. ENFORCEMENT/UNAUTHORISED USES**

##### **Enforcement action**

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

A verbal update on a number of cases was provided.

#### **75. CAPITAL PROGRAMME 2020/21**

The Housing, Health and Engineering Services Manager reported that the unallocated sum of the Committee's 2020/21 capital programme was £20,540.

The following new bid was submitted for consideration –

- Trawden Recreation Ground Car Park Improvement Works - £4,500

## **RESOLVED**

- (1) That £4,500 be allocated from the Committee's capital programme for car park improvement works at Trawden Recreation Ground.
- (2) That an appropriate officer be asked to carry out an assessment of works required and estimated cost to restore the heritage plaque located on the gate/wall at Trawden Recreation Ground and report back to a future meeting of this Committee.

## **REASON**

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

**76. TACKLING CONTAMINATION IN RECYCLING BINS**

At the last meeting of this Committee Members considered a report of the Environmental Services Manager and discussed ways in which contamination within the recycling materials collected via household and commercial schemes could be tackled.

The views of the Committee had been relayed to the Environmental Services Manager as requested, and feedback had been provided to all Members prior to this meeting.

No further discussion took place.

**77. RE-OPENING OF PENDLE'S TOWN CENTRES**

The Committee was asked to financially support a project for businesses within the Colne BID to join an e-commerce site, so that people could continue to shop locally during the current lockdown.

The aim was to develop a virtual high street; a delivery network that would provide free delivery until the New Year to residents in Pendle; and a Click and Collect Hub.

Jane Turner, a local businesswoman, provided details of work that had already been carried out to get the project up and running. Research had established that at least 24 businesses in Colne required various levels of help in order to participate.

It was reported that Colne BID had provided funding in support of the project. A further £10,000 was requested from this Committee.

The Committee was reminded of the funding that had been allocated for the re-opening of Pendle's town centres. For Colne and District this was made up of £15,410 European Regional Development Fund (ERDF) and an allocation of £8,810 approved by the Council's Policy and Resources (P&R) Committee. Members were advised that, due to strict criteria, the ERDF funding could not be used for the project described.

**RESOLVED**

That, subject to receipt of details of the proposals and the accountable body/administer of the funds, a total allocation of £10,000 be made in support of this project, to be funded as follows –

- £8,810 from the P&R Committee allocation for the re-opening of town centres, subject to confirmation from the Financial Services Manager that there has been no spend to date;
- £1,190 from the Committee's Capital Programme, subject to agreement by the Financial Services Manager.

**REASON**

*To help keep Colne economically successful.*

**78. 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 7<sup>th</sup> October, 2020 were submitted for information.

**79. OUTSTANDING ITEMS**

The following item had been requested by the Committee.

- (a) Land off Laithe Street, Colne (07.03.19) (09.05.19)

It was noted that a meeting with the owner of the land had been put on hold due to the current pandemic.

**80. EXCLUSION OF PUBLIC AND PRESS**

**RESOLVED**

That in pursuance of the power contained in Section 100(A)(4) of the Local Government Act, 1972 as amended, the public and press be excluded from the meeting during the next items of business when it is likely, in view of the nature of the proceedings or the business to be transacted, that there will be disclosure of exempt information which is likely to reveal the identity of an individual.

**81. PROBLEM SITES**

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

**RESOLVED**

That the Planning, Economic Development and Regulatory Services Manager be requested to submit a separate report to the next meeting of this Committee on the site referenced 1 in the report.

**REASON**

*For further information.*

**82. OUTSTANDING ENFORCEMENTS**

The Planning, Economic Development and Regulatory Services Manager submitted a report which gave the up-to-date position on outstanding enforcement cases.

He answered a number of specific questions relating to the report.

**83. ENVIRONMENTAL CRIME**

The Environmental Services Manager submitted a report which informed Members of the environmental crime action for Quarter 2 (1<sup>st</sup> July to 30<sup>th</sup> September, 2020) in the Colne and District area along with annual totals for 2020/21.

CHAIRMAN \_\_\_\_\_