

**MINUTES OF A MEETING OF THE
BRIERFIELD AND REEDLEY COMMITTEE
HELD REMOTELY VIA MICROSOFT TEAMS
ON 3RD FEBRUARY, 2021**

PRESENT

Councillor N. Ashraf – Chairman (In the Chair)

Councillors

*M. Hanif
Y. Iqbal*

Co-optees

P. McCormick

Officers in attendance

*Wayne Forrest
Kathryn Hughes
Lynne Rowland*

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



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

<i>Alan Kinder</i>	<i>20/0292/FUL Full: Change of use of agricultural land to horse grazing and erection of a stable building and outdoor manege at land to the south of motorway bridge, Clitheroe Road, Brierfield</i>	<i>Minute No.97(a)</i>
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91. MARK OF RESPECT

On behalf of the Committee, the Chairman expressed condolences at the recent death of former Borough Councillor and Chairman of Brierfield and Reedley Committee, Tonia Barton. He reflected on her helpful, kind nature and paid tribute to her many years of service to the people of Pendle.

92. DECLARATION OF INTERESTS

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

93. PUBLIC QUESTION TIME

There were no questions from members of the public.

94. MINUTES

RESOLVED

That the Minutes of this Committee, at a meeting held on 6th January, 2021 be approved as a

correct record and signed by the Chairman.

95. PROGRESS REPORT

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

96. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

Members of the public were given the opportunity to raise local community safety issues. No issues were raised.

97. PLANNING APPLICATIONS

(a) Planning applications to be determined

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

20/0292/FUL Full: Change of use of agricultural land to horse grazing and erection of a stable building and outdoor manege at land to the south of motorway bridge, Clitheroe Road, Brierfield for Mr P. Heap

RESOLVED

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

1. Due to its scale and isolated position, the proposed building would result in harm to the openness of the Green Belt, as such the development would be inappropriate development within the Green Belt contrary to Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy, Policy 39 of the Replacement Pendle Local Plan and Paragraphs 143-145 of the National Planning Policy Framework.

20/0567/HHO Full: Erection of a two storey side extension and roof lift at 454 Kings Causeway, Brierfield for Mr U Saeed

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: 204-PL103A and 204-PL102.

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

3. Prior to any above ground development occurring samples of the external facing materials, roof coverings and fenestration features to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plans 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 locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The window in the first floor west side elevation of the development hereby permitted shall at all times be glazed only with obscure glass of, or equivalent to, Pilkington Level 4 or above. Any replacement glazing shall be an equal degree of obscurity. The window shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: In order to protect and preserve the privacy and amenity of the occupiers of the adjoining dwelling.

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 highway safety. 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.

20/0768/FUL Full: Change of use from chemist (Use Class A1) to hot food takeaway (Sui Generis) and erection of flue to rear at 19A Chapel Street, Brierfield for Mr M Irfan

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, Block Plan and Elevations.

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

3. The hot food takeaway hereby approved shall not be open to customers outside of the

hours of 9am to 10pm.

Reason: To ensure that night-time and early morning noise and disturbance does not unacceptably impact upon the residential amenity of the occupiers of adjacent dwellings.

4. The use hereby approved shall not commence unless and until a scheme for the extraction, treatment and dispersal of fumes and odours, including noise attenuation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. the provision of odour filters (which shall incorporate grease and carbon filters)
- b. details of the sound insulation of odour control equipment

The approved scheme shall be fully implemented prior to the commencement of the use hereby approved and the extraction system shall thereafter be operated and maintained in accordance with the approved details and the manufacturers specifications and be retained for so long as the use continues.

Reason: In order to ensure the adequate treatment and dispersal of fumes and odours and attenuation of noise in the interests of residential amenity.

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 use is acceptable in this location and accords with the policies of the Pendle Local Plan Core Strategy.

(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.

98. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

99. CAPITAL PROGRAMME 2020/21

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

The report reminded Members of the £627 remaining in the pot for the provision and maintenance of red grit bins. As previously explained, this was not enough to fill all the bins and, as the maintenance and re-filling of the grit bins was revenue expenditure, no additional funding could be allocated.

Councillor Hanif advised that Brierfield Town Council had agreed to take over the responsibility of the red grit bins in Brierfield and requested that the £627 be transferred to the Town Council for this purpose.

RESOLVED

That this Committee approves the transfer of £627 to Brierfield Town Council as a contribution towards the maintenance of red grit bins in Brierfield.

REASON

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

100. RE-OPENING OF PENDLE'S TOWN CENTRES

The Planning Economic Development and Regulatory Services Manager reported that the hand sanitiser stations had been included in the Grant Funding Agreement Plan and were expected to be purchased in the next week. As agreed at a previous meeting, the Chairman had been granted delegated authority to agree the best locations for the stations. Posters were also due to be printed shortly.

101. BRIERFIELD TOWN CENTRE 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.

102. ITEMS FOR DISCUSSION

(a) Toilets in the Town Centre

Councillor Hanif reported that the disused toilet block in Brierfield was attracting rats, vandalism and anti-social behaviour. It was suggested that consideration be given to carrying out a compulsory purchase of the premises.

It was noted that a planning application had been submitted for the premises. Members were advised that the compulsory purchase process would not impact the determination of the planning application, which would be dealt with on its own merits under the planning regulations.

RESOLVED

That this Committee supports the compulsory purchase of the former public conveniences in Brierfield and asks that the matter be referred to the Policy and Resources Committee for consideration.

REASON

To address the issues with this problem site.

(b) Plot of land at the corner of Clitheroe Road and Glen Way, Brierfield

It was reported that the plot of land at the corner of Clitheroe Road and Glen Way, Brierfield was becoming a dumping ground and an eyesore. It was understood that the land belonged to PEARL.

RESOLVED

That the issue be brought to the attention of the landowner, the Council's Chief Executive and the Leader of the Council, with a request that action be taken to tidy the land.

REASON

In the interests of visual amenity.

103. EXCLUSION OF THE 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.

104. CONFIRMATION OF TREE PRESERVATION ORDER – TPO/N02/2020

Further to this item being deferred at the last meeting, the Planning, Economic Development and Regulatory Services Manager resubmitted a report which sought approval to confirm Tree Preservation Order TPO/N02/2020.

RESOLVED

That confirmation of Tree Preservation Order TPO/N02/2020 be approved.

REASON

To protect a tree that has a high amenity value within the landscape.

105. ENVIRONMENTAL CRIME

The Environmental Services Manager submitted a report which informed Members of the environmental crime action for Quarter 3 (1st October to 31st December, 2020) in the Brierfield and Reedley area along with annual totals for 2020/21.

Reference was made to the increase in dog fouling in certain areas of Brierfield, along with littering of face masks. It was felt that additional resources were required to help tackle the problem.

RESOLVED

That the Environmental Services Manager be advised of this Committee's concerns and a request be made that provision for the recruitment of an additional officer be considered during the budget process.

REASON

To address the need for additional resources to address environmental issues.

CHAIRMAN _____