

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD REMOTELY VIA MICROSOFT TEAMS
ON 4TH FEBRUARY, 2021**

PRESENT –

Councillor G. Waugh – Chairman (In the Chair)

Councillors	Co-optees	Constabulary Representative
<i>N. Butterworth D. Clegg S. Cockburn-Price V. Fletcher M. S. Foxley P. Foxley A. R. Greaves D. E. Lord A. Mann J. Nixon</i>	<i>M. Thomas</i>	<i>PCSO Ailsa Gill</i>

Officers in attendance

<i>Neil Watson</i>	<i>Planning, Economic Development and Regulatory Services Manager (Area Coordinator)</i>
<i>Lynne Rowland</i>	<i>Committee Administrator</i>



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

<i>Levent Giray</i>	<i>20/0701/FUL Full: Refurbishment of shop front at 14 Church Street, Colne</i>	<i>Minute No.116(a)</i>
<i>Aneessa McGladdery</i>	<i>Re-opening of Colne Town Centre</i>	<i>Minute No.119</i>

111. DECLARATION OF INTERESTS

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

112. PUBLIC QUESTION TIME

A local resident referred to the lack of maintenance to Keighley Road, Wycoller. He reported that bad weather had washed a lot of the edges out of the road, making it dangerous. The resident had made frequent reports to Lancashire County Council and the matter had been brought to the attention of the County Councillor and local Member of Parliament (MP). He advised that when work had been carried out, it was usually with loose stones that washed into the beck and was not a permanent repair. He asked if the Committee was able to assist.

The resident was advised that there were processes in place if he felt that the matter was not being dealt with appropriately, such as the complaints procedure/ombudsman. In the meantime, it

was agreed that a letter be sent to the Leader of Lancashire County Council expressing the Committee's disappointment at the apparent lack of action to the resident's concerns.

113. MINUTES

RESOLVED

That the Minutes of the meeting held on 7th January, 2021 be approved as a correct record and signed by the Chairman.

114. PROGRESS REPORT

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

Prior to the meeting, an update had been circulated relating to the closure of the gates to Colne Cemetery. Members had been advised that the gates were closed to restrict vehicle access into the cemetery during the evenings. However, Members stated that this was not always the case.

A second gate remained open to allow pedestrians to continue to exit and enter the cemetery throughout the evening.

Since the last meeting of this Committee, the signage which advised of when the cemetery was open and closed had been updated and additional signage had been erected on the entrance gates at Keighley Road.

115. POLICE ISSUES

PCSO Ailsa Gill provided an update on recent police activity and referred to the monthly crime figures. It was reported that overall the figures were lower compared with the same period last year.

It was noted that there had been a considerable increase in anti-social behaviour incidents. This was generally as a result of the recent snowfall which had led to youths throwing snowballs at cars etc.

116. 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 -

19/0917/FUL Full: Major: Demolition of substation building and erection of a commercial unit (1,273m²) for Use Class B2 (General Industrial)/B8 (Storage and Distribution) use with associated parking, infrastructure and altered access at former Spring Gardens Mill, Spring Gardens Road, Colne for Mr. P. Reeves

At the last meeting of this Committee, consideration of this application was deferred to allow for further information in relation to drainage details. The Planning, Economic Development and Regulatory Services Manager reported that this information had not yet been received.

RESOLVED

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

REASON

To allow for further information.

20/0493/FUL Full: Erection of 2 No. 3 bed dwellings and associated garages, parking and gardens at land to the north of Oakfield, Skipton Old Road, Colne for Mr P. Cunningham

The Planning, Economic Development and Regulatory Services Manager advised that new plans had been submitted in relation to this application. The Committee was therefore recommended to defer consideration of the matter to allow time for the new plans to be considered.

RESOLVED

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

REASON

To allow time for the new plans to be considered.

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 J Collinson

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: 2020/12/1, 2020/12/2, 2020/12/3 and 2020/12/4.

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

3. The occupation of the dwelling hereby approved and the existing 'Far Laithe Farmhouse' shall be limited to a person solely or mainly, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants. (As defined in sect. 336 of the Town & Planning Act 1990 (as Amended)).

Reason: The development hereby permitted has been allowed based on the agricultural need of the agricultural unit, on a site which would otherwise not be suitable for development, in order to ensure that the dwellings will be available in perpetuity for an agricultural worker.

4. Prior to the commencement of development, a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before the dwelling is occupied.

Reason: To control foul and surface water flow disposal and prevent flooding.

5. Prior to the commencement of development samples of all the external materials to be used in the construction of the roofs, walls, boundary/retaining walls and paving together with samples of the colour and finish of windows and doors of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter at all times be carried out in strict accordance with the approved materials and details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

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 highway safety and impact on the open countryside. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

20/0701/FUL Full: Refurbishment of shop front at 14 Church Street, Colne for Mr L Giray

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: LU203-P03A, LU203-P02 and LU203-P01.

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

3. Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. This includes the exact colour to paint

the shop front and guttering and design of the proposed trough lighting. Development shall be carried out in accordance with the approved details.

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

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

20/0838/HHO Full: Demolition of existing front porch and erection of a single storey front extension at 55 Harrison Drive, Colne for Mrs A McKenzie

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, Drawing Ref: TQRQM20348150351870

Block Plan, Drawing Ref: TQRQM20348150558525

Existing Floor Plans, Drawing Number 01

Proposed Elevation Plans, Drawing Number 04

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

3. All the external materials to be used in the elevations and roof of the development hereby permitted shall match those of the existing building in colour, form and texture and there shall be no variation without the prior consent of the Local Planning Authority.

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.

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 submitted a report on planning appeals.

117. ENFORCEMENT/UNAUTHORISED USES

Enforcement action

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

The Planning, Economic Development and Regulatory Services Manager answered a number of specific questions in relation to the report.

118. 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.

119. RE-OPENING OF COLNE TOWN CENTRE

The Committee welcomed Aneesa McGladdery, the new Colne Business Improvement District (BID) officer. Aneesa provided the Committee with an update on progress with the Come to Colne Virtual High Street and Local Delivery Project (Click and Collect Scheme), which had been extended to the end of March 2021. The situation was being reviewed monthly and a further extension to the scheme would be considered if required. A report had been circulated prior to the meeting which provided detailed information on the project together with a breakdown of costings and outcomes.

Work was also being carried out to support the pubs in the town. It was acknowledged that this was difficult as they did not have a physical product to sell.

The Committee had previously been advised that, due to strict criteria, European Regional Development Fund (ERDF) funding could not be used for the scheme. However, with the Colne scheme at the forefront, the Click and Collect process was now recognised in ERDF funding. The ERDF funding had also been rolled on to the end of June 2021.

120. COLNE YOUTH ACTION GROUP

It was reported that the work of the Colne Youth Action Group was progressing at a fast pace. The Group was linking with organisations such as the police; youth service; family welfare; schools; and other agencies offering services for young people.

The Group was currently finding it difficult to open a bank account, as many of the banks/building societies would not accept new accounts during the current pandemic, particularly for Charitable Incorporated Foundations. Once a bank account was in place, grant funding could be explored.

121. COLNE AND DISTRICT WORKING GROUP OF THE COLNE COMMUNITY SAFETY PARTNERSHIP

Draft minutes of a meeting of the Colne and District Working Group of the Colne Community Safety Partnership held on 7th January, 2021 were submitted for information.

122. LAND OFF LAITHE STREET, COLNE

The Housing, Health and Engineering Services Manager reported that members of this Committee and officers of the Council had attended a MS Teams meeting with the owner of the site in January, 2021.

At the meeting it was confirmed by the owners that they had been marketing the site since 2011. They had had some enquiries from developers but had not secured a sale. They had suggested that an additional area of adjoining land could also be considered for development to assist with viability. PEARL Together had been asked to look at whether they would be interested in the site and were currently considering it.

123. 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 item 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.

124. OUTSTANDING ENFORCEMENTS

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

He answered a number of specific questions in relation to the report.

125. 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 Colne and District area along with annual totals for 2020/21.

CHAIRMAN _____