

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

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. E. 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 –

Caroline Palmer 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 Minute No. 131(a)

Michele Halstead 20/0485/REM Reserved Matters: Major: Erection of 10 dwellings and associated roads, infrastructure and parking (Appearance, landscaping, layout and scale) of Outline Planning Permission 18/0199/OUT at land to the north west of Laneshawbridge Methodist Church, Keighley Road, Colne Minute No. 131(a)
Marian Day
Steve Humbert

Laura Hopkinson 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 Minute No. 131(a)
Louise Hopkinson
Helen Clegg
Malcolm Rochford
Sharon Dale
Michael Holehouse
Peter Cunningham
David Ramsden

<i>John Gott</i>	<i>Capital Programme 2020/21</i>	<i>Minute No.133</i>
<i>Aneesa McGladdery</i>	<i>Re-opening of Colne Town Centre</i>	<i>Minute No.135</i>
<i>Emma Hartley</i> <i>Adam Lee</i> <i>Judy Yacoub</i> <i>Caroline Palmer</i> <i>Tamara Brayshaw</i>	<i>Item for discussion – Land between Lenches Road and Knotts Lane, Colne</i>	<i>Minute No.137(a)</i>

126. DECLARATION OF INTERESTS

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

127. PUBLIC QUESTION TIME

There were no questions from members of the public.

128. MINUTES

RESOLVED

That the Minutes of the meeting held on 4th February, 2021 be approved as a correct record and signed by the Chairman.

129. PROGRESS REPORT

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

130. POLICE ISSUES

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

131. 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 information was still awaited.

RESOLVED

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

REASON

To allow for further information.

20/0485/REM Reserved Matters: Major: Erection of 10 dwellings and associated roads, infrastructure and parking (Appearance, landscaping, layout and scale) of Outline Planning Permission 18/0199/OUT at land to the north west of Laneshawbridge Methodist Church, Keighley Road, Colne for John Kay

An update had been circulated prior to the meeting which reported receipt of amended plans and additional comments from Lancashire County Council (LCC) Highways regarding the amendments. The recommendation to refuse the application remained the same.

RESOLVED

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

1. The proposed development would result in an unacceptable layout in terms of distances between front and rear elevation of existing and proposed properties due to the difference in land levels and proximity of plots 8, 9 and 10 with the rear elevations of 1, 2, 3 and 4 Keighley Road. The proposed siting the detached garage on plot 10 and the 2m close boarded fence within 1m of the rear boundary of no.'s 1, 2, 3 and 4 Keighley Road would result in unacceptable impacts on these properties to the detriment of amenity and therefore would not be in accordance with policies ENV2 and LIV5 of the Pendle Local Plan Part 1: Core Strategy 2011 -2030.
2. The proposed development would result in a cramped layout due to the limited depth of rear gardens, particularly to the northern side of the proposed housing development and in particular plots 6, 7 and 8 which have rear gardens of only 4m depth. The application therefore would not be in accordance with policies ENV2 and LIV5 of the Pendle Local Plan Part 1: Core Strategy 2011 -2030.

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

(Before the vote was taken, the Planning, Economic Development and Regulatory Services Manager advised that should the application be refused on inadequate site access/highway grounds there would be a significant risk of costs in the event of an appeal. The matter would therefore 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** on inadequate site access/highway grounds.

(b) Planning appeals

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

132. 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 provided a verbal update on progress with works at Langroyd Hall, Langroyd Road, Colne.

133. CAPITAL PROGRAMME 2020/21

The Housing, Health and Engineering Services Manager reported that the current balance of the Committee's capital programme for 2020/21 was £14,850.

A bid from Colne Dramatic Society was submitted for consideration.

RESOLVED

That –

- (1) consideration of the bid from Colne Dramatic Society be deferred until the next meeting of this Committee;
- (2) in the meantime, the Chairman of Colne Dramatic Society be asked to provide quotes/estimates for the works listed in the application.

REASON

To allocate the Committee's capital programme effectively.

134. LEASE OF LAND, ORMEROD STREET/PRIMET STREET, COLNE

The Chief Executive submitted a report which sought approval to a renewal of a lease of land at Ormerod Street, Colne. The Committee was also asked to consider extending the boundary of the leased area to incorporate vacant land which had been tipped upon and, in the past, attracted a number of abandoned and untaxed vehicles. Members were also recommended to delegate authority to the Chief Executive to consider and agree an option to purchase in favour of the proposed tenant after the fifth anniversary of the lease commencement date.

RESOLVED

- (1) That this Committee approves the renewal of a lease of land at Ormerod Street/Primet Street, Colne, to incorporate the adjacent vacant land, as shown in the plan attached to the report.

- (2) That the proposed tenant be given the option of continuing the lease after the fifth anniversary of the lease commencement date.
- (3) That any decision to consider and agree an option to purchase in favour of the proposed tenant after the fifth anniversary of the lease commencement date be made by the Council at that time.

REASON

- (1) To reduce trespass and the abandonment of cars on the vacant land.**
- (2) To secure additional rental income and secure improvements to the land and setting.**

135. RE-OPENING OF COLNE TOWN CENTRE

Aneesa McGladdery of Colne BID reported that the Click and Collect Scheme that had been reported on in recent months had quietened off and was due to come to an end at the end of March 2021.

Work was now ongoing in preparation for the re-opening of the town centre on the 12th April as per the Government roadmap. Members of the BID's marketing department were working with Marketing Lancashire and local and national PR was continuing.

Aneesa provided information on the BID's 'Fresh Lick of Paint Scheme' for external redecoration of businesses within the BID Area. She also advised that a clean-up campaign had begun, with a litter pick scheduled for 10th April.

The Committee was also asked to consider two options for the spending of Colne and District's allocation of the Re-opening the High Streets Safely Fund (RHSSF). One was the installation of two electronic totem signs to promote the RHSSF safety messages to the public. The second related to a website to further commercialise the existing Come to Colne website.

RESOLVED

That a provisional allocation in the region of £7,000 be allocated for the installation of two electronic totem signs, subject to further details and picture examples of the signs proposed being submitted to the next meeting of this Committee.

REASON

In support of the safe re-opening of Colne Town Centre.

136. COLNE YOUTH ACTION GROUP

It was reported that the work of the Colne Youth Action Group continued to progress at a fast pace.

The formal process for the Community Asset Transfer from Lancashire County Council (LCC) of a building in Colne had started; a Service Level Agreement (SLA) had been signed with Burnley Football Club in the Community (BFCitC); and with the website and social media almost complete, a formal launch was planned.

Reference was also made to assistance provided by Blackburn Youth Zone, following a visit to their site.

137. ITEMS FOR DISCUSSION

(a) Land between Lenches Road and Knotts Lane, Colne

A member of the Committee expressed concern over the future of a prominent row of large trees on land between Lenches Road and Knotts Lane, Colne, following reports of apparent proposals for a housing development on the site.

The site had been identified as a 'reasonable alternative' site in the Pendle Local Plan Part 2. This meant that the site had been assessed, but had not been allocated. However, it could reasonably form part of an alternative approach.

The Planning, Economic Development and Regulatory Services Manager advised that the Council's Principal Environment Officer- Trees & Environment had visited the site and noted that many of the trees merited protection. Therefore, the Tree Preservation Order (TPO) process had commenced.

RESOLVED

That this Committee supports the officers in the work of obtaining TPO protection for the trees on the land between Lenches Road and Knotts Lane, Colne.

REASON

To protect the trees at this location.

(b) Garage operation at New Street – Ridehalgh Street, Colne

This item had been placed on the agenda at the request of a Councillor.

However, it was noted that the topic to be discussed was already being dealt with by the Council's Community Protection Coordinator, therefore the item was withdrawn.

138. 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.

139. 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.

140.

PROBLEM SITES

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

CHAIRMAN _____