

**MINUTES OF A MEETING OF THE
BRIERFIELD AND REEDLEY COMMITTEE
HELD REMOTELY VIA MICROSOFT TEAMS
ON 30TH MARCH, 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*



118. DECLARATION OF INTERESTS

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

119. PUBLIC QUESTION TIME

There were no questions from members of the public.

120. MINUTES

RESOLVED

That the Minutes of this Committee, at a meeting held on 3rd March, 2021 be approved as a correct record and signed by the Chairman.

121. PROGRESS REPORT

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

122. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

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

123. 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 –

20/0596/FUL Full: Major: Erection of two blocks of flats with a total of 12 flats with parking access and associated works at Marsden Cross, 30 Higher Reedley Road, Brierfield for Reedley Properties Ltd

The Planning, Economic Development and Regulatory Services Manager submitted an update report which advised that this application had been withdrawn.

20/0732/FUL Full: Change of use from public toilets (Sui Generis) to non-residential institution (Use Class D1) and erection of first floor extension above at Public Conveniences, Colne Road, Brierfield for Community Access Solutions UK

The Planning, Economic Development and Regulatory Services Manager submitted an update which reported receipt of an additional plan which showed a street-scene visual. This demonstrated that the proposed development was set back and would not dominate the neighbouring buildings. The report also advised that the proposed materials had been amended to a brick-slip cladding, which was not acceptable. A condition would be needed which required samples of materials to be submitted and approved prior to commencement.

The application was recommended for approval, subject to conditions.

(Before the vote was taken, the Principal Development Management Officer advised that should the application be refused on the grounds proposed 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 the following grounds –

- Traffic/access with indiscriminate parking
- Construction would be difficult to achieve
- Impact on adjacent Listed Town Hall which has been improved with significant investment
- Overlooking

20/0842/FUL Full: Major: Conversion of mill building (1st, 2nd and 3rd floors) to 46 residential apartments (Use Class C3(a)) and ground floor to Business Units (Use Class B1(a) (3161.25 sq.m.)/exhibition space (8356.69 sq.m.) (Sui Generis) and external alterations including replacement windows, doors and roof and altered vehicular access and parking at Northlight, Glen Way, Brierfield for Pearl Brierfield Limited

The Planning, Economic Development and Regulatory Services Manager submitted an update which reported receipt of amended plans for some minor changes to the scheme and clarification of the revised car parking scheme and the south elevation to building three. These needed to be

considered and the conditions revised accordingly. It was recommended that the Committee delegate grant consent.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be delegated authority to **grant consent**.

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 design and materials, impact on amenity, impact on the Listed Building and the conservation area therefore complying with policies of the Pendle Local Plan Core Strategy. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

20/0843/LBC Listed Building Consent: Works to convert and use as residential accommodation and business units. Work includes internal alterations/erection of new partitions, installations of floor screeds and finishes and replacement of existing UPVC windows with new timber double glazed windows. Installation of new corten cladding to annex to the south elevation, demolition of hipped roof to south elevation and replacement with new flat roof (Providing access to upper section of south elevation) recovering of existing felt roofing with Mansard roof with new insulation and felt roofing membrane at Northlight, Glen Way, Brierfield for Pearl Brierfield Ltd

The Planning, Economic Development and Regulatory Services Manager submitted an update which reported receipt of amended plans for some minor changes to the scheme and clarification to the south elevation of building three. These needed to be considered and the conditions revised accordingly. It was recommended that the Committee delegate grant consent.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be delegated authority to **grant consent**.

REASON

In accordance with Section 66 of the Planning (Listed Buildings and Conservation) Act 1990, special regard has been made to the desirability of preserving the special historic or architectural interest of the building. The proposal does not materially affect the special historic or architectural interest of the mill complex and as such accords with local and national policy requirements.

(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.

124. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

125. 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 £5,328.

A bid for a contribution to the resurfacing of back 212-224 Colne Road, Brierfield was submitted for consideration.

RESOLVED

That £5,300 be allocated towards the resurfacing of back 212 – 224 Colne Road, Brierfield.

REASON

To allocate the Committee's capital programme effectively.

126. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison Meeting held on 25th February, 2021 were submitted for information.

127. TOILETS IN THE TOWN CENTRE

Further to a request for a report on the implications of the compulsory purchase of the former public conveniences in Brierfield, Property Services advised that, as the outcome of the planning application (considered at minute 123(a)) would influence any further action which the Council may wish to progress, the report would be referred to a future meeting if appropriate.

If the Council decided ownership was required, it should first attempt negotiations with the owner and should only progress to Compulsory Purchase Order (CPO) as a last resort. CPO would require confirmation of funds, a scheme for future use and that it was for the benefit of the Community.

The Committee was reminded that the Council disposed of the building (under the Asset Strategy-Disposals) in order to reduce Council expenditure and remove liabilities for the disused toilets.

The update was noted.

128. RE-OPENING OF BRIERFIELD TOWN CENTRE

The Planning, Economic Development and Regulatory Services Manager submitted a report which updated Members on the spending for re-opening of the high street in Brierfield. The report also

asked the Committee to agree an approach for any expenditure on a website and/or click and collect service for Brierfield and Nelson as discussed at the last meeting.

Due to there being no Committees until after Annual Council in May it was suggested that the Planning, Economic Development and Regulatory Services Manager be given operational control to continue with the projects listed in the report including the development of the website or other service and the spending of all monies (grant and non-grant based) to ensure the successful completion of any agreed projects.

RESOLVED

- (1) That the update on the spending for the re-opening of the high street be noted.
- (2) That spending detailed in the report be approved to spend on a website for Nelson and Brierfield businesses.
- (2) That the remaining spend on other Brierfield projects be delegated to the Planning, Economic Development and Regulatory Services Manager in consultation with the Chairman of this Committee.

REASON

- (1) *To keep the Committee apprised of developments concerning the spending on the re-opening of Brierfield Town Centre.*
- (2) *To maintain progress with the project.*

129. ITEMS FOR DISCUSSION

(a) Brierfield Canal Triangle

Councillor Hanif reported that the builders of the housing development off Clitheroe Road, Brierfield had dumped a large amount of soil behind the houses on Akrigg Way. Trees and fences had been destroyed which had left a clear view from the canal path into the houses on Akrigg Way. The gate at the entrance to the canal path had also been damaged. Councillor Hanif advised that the land belonged to Pendle Council and that the issue had been raised with officers.

RESOLVED

That the matter be brought to the attention of the Chief Executive and Housing, Health and Engineering Services Manager.

REASON

For action to be taken.

130. 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.

CHAIRMAN _____