

**MINUTES OF A MEETING OF THE
POLICY AND RESOURCES COMMITTEE
HELD ON 24th JUNE, 2021
AT NELSON TOWN HALL**

Councillor N. Ahmed (Chairman – in the Chair)

Councillors

*Z. Ali
D. Cockburn-Price
S. Cockburn-Price
M. Goulthorp*

*M. Hanif
K. Howarth
M. Iqbal
D. Whipp*

Also present:

*Councillor M. Aslam
Councillor J. Purcell*

Officers in attendance:

*Dean Langton Chief Executive
Neil Watson Planning, Economic Development and Regulatory Services Manager
Jane Watson Head of Democratic Services*

◆◆◆◆

The following people attended the meeting and spoke on the items indicated:

*James Fitzpatrick Potential Cemetery Sites Minute No. 27
Sam Saxon
Janine Snowdon
Robert Oliver
Anne Roper*

Brian Foley Land at Netherfield Road, Nelson Minute No. 29

◆◆◆◆

18. DECLARATION OF INTERESTS

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

19. PUBLIC QUESTION TIME

There were no questions from members of the public.

20. MINUTES

RESOLVED

That the minutes of the meeting held on 27th May, 2021 be agreed as a correct record and signed by the Chairman.

21. PLANNING APPLICATIONS

(a) 20/0753/HHO Full: Erection of side and rear two storey extensions at 181 Regent Street, Nelson

At a meeting of Nelson, Brierfield and Reedley Committee on 7th June, 2021 the decision to approve this application was referred as a recommendation to this Committee as the decision would have an unacceptable impact on the residential amenity of the occupants of adjacent properties contrary to the guidance of the Design Principles SPD which would represent a significant departure from Policy ENV2 of the Core Strategy and a significant risk of costs against the Council should a complaint be made to the Local Government Ombudsman.

RESOLVED

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

1. The proposed extension, by virtue of its scale and massing would result in a disproportionate addition to a corner plot property and an incongruous feature in the street scene. The development would therefore fail to accord with Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy, the adopted Design Principles Supplementary Planning Document and Paragraph 130 of the National Planning Policy Framework.
2. The proposed extension, by virtue of its 4.5m depth and two storey height, would result in unacceptable amenity impacts on the occupants of number 179 Regent Street and overlooking impacts to the bungalows at the rear of Swinden Hall Road. The development therefore fails to comply with Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy (2011-2030) and the Design Principles Supplementary Planning Document.

(b) 21/0043/FUL Full: Change of use from a shop (Use Class E) to hot food takeaway (Sui Generis) erection of single storey rear extension and alterations to access for the flat above at 237 Leeds Road, Nelson

At a meeting of Nelson, Brierfield and Reedley Committee on 7th June, 2021 the decision to approve this application was referred as a recommendation to this Committee as the decision would result in a danger to highway safety which would represent a significant departure from Policy ENV4 of the Core Strategy.

RESOLVED

That planning permission be **refused** for the following reason:

1. The proposed development does not have any off-street parking and is located on a road junction which may encourage dangerous car parking, resulting in a danger to highway safety, contrary to paragraph 108 of the Framework, Policy ENV4 of the Local Plan Part 1: Core Strategy and Policy 31 of the Pendle Replacement Local Plan.

(c) 21/0012/FUL: Full: Major: Erection of 15 dwelling houses and new access on land at the junction with Greenberfield Lane/Gisburn Road, Barnoldswick

At a meeting of West Craven Committee on 8th June, 2021 the decision to refuse this application was referred as a recommendation to this Committee as the decision would have a significant risk of costs in the event of an appeal.

RESOLVED

That this application be **deferred** for further negotiations with the developers regarding the formation of a pavement at the junction of Greenberfield Lane/Gisburn Road, Barnoldswick.

22. UPDATE OF FINANCIAL STRATEGY AND MEDIUM TERM FINANCIAL PLAN FOR 2022/23 TO 2024/25

The Chief Executive submitted a report which provided an update on the Council's Financial Strategy and Medium Term Financial Plan for 2022/25 and set out a draft Budget Strategy for the period.

RESOLVED

- (1) That the outlook for Government funding in the period 2022/23 to 2024/25, as explained in the report and in particular the delay to local government funding reforms be noted.
- (2) That the estimated outturn position for 2020/21 be noted and that a further report on this matter be submitted to this Committee in July, 2021.
- (3) That the proposed Financial Strategy for 2022/25 (and the supporting Medium Term Financial Plan 2022/25, as shown at Appendix B attached to the report) as set out in the report be noted and in doing so the strategy for use of Balances and Reserves over the same period.
- (4) That the success of the service/asset transfer programme to Town and Parish Councils be acknowledged and any further areas of service and/or assets for transfer be identified and officers be asked to initiate discussion on this matter with the relevant Town and Parish Councils.
- (5) That the cross-party Budget Working Group be retained and it be requested to:
 - (i) commence the detailed work required on the main areas proposed for review in the current year, as outlined in paragraph 50-52 of the report;
 - (ii) develop charging and savings proposals to reduce the Council's net expenditure by at least £1.450m for consideration as part of the budget for 2022/23.
 - (iii) identify further charging and savings options to deal with the balance of the budget deficit to 2023/25.
 - (iv) consider what, if any consultation on the Council's budget should be undertaken to inform the development of the budget for 2022/23.
- (6) That it be noted that a separate report on the Medium Term Capital Programme will be presented to the next meeting of this Committee in July, 2021.

REASON FOR RECOMMENDATION

To continue with the implementation of the Council's Financial Strategy and to deal with the Council's forecast medium term budget deficit.

23. LAND AND PROPERTY ASSET MANAGEMENT

The Housing, Health and Engineering Services Manager submitted a report on progress with the delivery of the Land and Property Asset Management Strategy. Appendix 1 provided details of the sites declared surplus since 1st April, 2019; Appendix 2 provided details of the assets which had been transferred to Town and Parish Councils during 2019/20; Appendix 3 set out progress on disposing of the remaining assets which had been declared surplus.

In order to continue to generate capital receipts to fund the capital programme the Committee were advised that it was necessary to consider bringing forward additional sites, particularly those that were expected to be viable for development.

The Committee were asked to consider bringing forward the following two sites, which had previously been declared surplus, but had been put on hold at the request of Members:

Land at Aspen Grove, Earby
Land at Halifax Road, Nelson

There was an opportunity to deliver up to 36 houses on each site.

RESOLVED

That land at Aspen Grove, Earby, the green open space on Bailey Street, Earby and land at Halifax Road, Nelson be removed from the list of surplus assets and no longer form part of the Land and Property Asset Management Strategy.

REASON

It was felt the sites were not suitable for development.

24. DISABLED FACILITIES GRANTS

The Housing, Health and Engineering Services Manager submitted a report on the current position regarding the delivery of Disabled Facilities Grants.

With the increasing cost of adaptations there was a proposal to set up a discretionary Disabled Facilities Grant budget of £50,000 to support applicants who were unable to fund the extra cost of the adaptations, up to a maximum of £10,000 per case. This funding would come from the Better Care Funding.

RESOLVED

- (1) That the report be noted.
- (2) That a budget of £50,000 be set up for Discretionary Disabled Facilities Grants for 2021/22 from the Better Care Funding for this year.

REASON

- (1) To keep the Committee informed.**
- (2) To allow adaptations costing over the mandatory grant to proceed where the applicant is unable to fund the additional costs themselves.**

25. MASTERPLANS FOR COLNE, BARNOLDSWICK AND EARBY

The Housing, Health and Engineering Services Manager submitted a report which sought agreement to commission masterplans for Colne town centre, Barnoldswick and Earby.

Funding had been secured through One Public Estate (OPE) 8 Programme to develop these masterplans.

The masterplans would enable the current challenges and opportunities presented by the changing economic climate and the changing nature of town centres to be considered in a coherent manner in the context of public sector reform.

It was proposed that the development of the masterplans would be overseen by two separate steering groups, one for Barnoldswick and Earby (10 seats) and another for Colne (8 seats). Other key bodies and groups would be engaged in the process as part of wider consultation and engagement work.

RESOLVED

- (1) That the commissioning of masterplans for Colne town centre, Barnoldswick and Earby be agreed.
- (2) That three Members from the Colne and District Committee sit on the steering group to oversee the Colne masterplanning process.
- (3) That three Members from West Craven Committee sit on the steering group to oversee the Barnoldswick/Earby masterplanning process.

REASONS

- (1) To develop plans to support the future vitality and sustainability of these towns and to underpin future funding bids and investments.**
- (2) To agree Member representation from Pendle Council on the steering groups.**

26. REGENERATION STAFFING

The Housing, Health and Engineering Services Manager submitted a report on proposals to increase the Regeneration staffing resource within the Housing, Health and Engineering Services.

The report provided details of the current structure and explained why there was a need to increase resources within Regeneration. Two additional permanent posts were proposed.

RESOLVED

That two additional permanent posts of Regeneration Manager and Programme Monitoring Officer be appointed, subject to approval of the Nelson Town Investment Plan.

REASON

To enable continuing delivery of the Regeneration function.

27. POTENTIAL CEMETERY SITES

The Environmental Services Manager submitted a report on proposed new cemetery sites within the Borough.

This report had been prepared following discussions at a meeting of this Committee on 11th February, 2021 around proposals to demolish the lodge at Nelson Cemetery to create additional burial plots. In response to the concerns raised at that meeting Liberata were asked to provide details of suitable sites within the Nelson area which would potentially meet the selection criteria for new cemeteries. Eight potential sites were provided but only five were considered suitable when assessed against the criteria and listed in order of preference:

- Cemetery Allotments, Nelson
- Marsden Park Golf Course
- Land off Halifax Road, Nelson (former garden centre site)
- Land off Carr Hall Road/Park Avenue, Barrowford
- Land off Halifax Road/Edge End Avenue, Nelson

RESOLVED

- (1) That the report be noted.
- (2) That the Nelson cemetery allotments be considered along with the other sites listed above as potential cemetery sites and that a further detailed report be submitted to this Committee in 6 months' time including phases, timescales and estimated costs of preparation.
- (3) That the annually renewed rental agreement at Ghyll and Barrowford be retained enabling additional space to be recovered as required.
- (4) That the future development of lower field in Colne Cemetery be agreed to enable additional space to be created as required.
- (5) That investigations be made into the possible use of Earby allotments for future burial usage.

REASON

To ensure sufficient burial space is available for the future needs.

28. 2B KEIGHLEY ROAD, COLNE

The Chief Executive submitted a report proposing the above property is declared surplus to requirements and advertised for sale on the open market.

Since 2017 the property had been vacant and concerns had been expressed by members of the public and Colne Town Council about its condition. The property was in a state of disrepair and most window openings blocked up.

RESOLVED

That 2B Keighley Road, Colne be declared surplus to requirements and marketed for sale for redevelopment.

REASON

A sale of the property would result in a capital receipt, removal of a maintenance liability and improvement of a property on the edge of the town centre which has been identified as a problem building.

29. LAND AT NETHERFIELD ROAD, NELSON

The Chief Executive submitted a report following receipt of a request from the tenant of the above land that it be declared surplus to requirements in order to exercise an option to buy in the lease.

The land had been used as a car wash, valeting centre and car sales pitch for the last 6 years. In October 2020 this Committee agreed that there be a clause in the lease allowing the tenant first option to buy the land at market value in the event of the land being declared surplus to requirements.

It was noted that if the land was declared surplus and a sale negotiated to the tenant a capital receipt would be received, but there would be a loss of rental income and it would take away control from the Council of a site in a prominent position which could affect redevelopment.

RESOLVED

That the Chief Executive be authorised to negotiate an extension of the lease to a longer term with the tenant of the land at Netherfield Road, Nelson.

REASON

So that the existing tenant can continue with his business on this site over a longer period.

30. ITEMS REFERRED FROM AREA COMMITTEES

(a) Land adjoining 26 Poplar Street, Nelson

At a meeting of the Nelson, Brierfield and Reedley Committee on 7th June, 2021 it was resolved "that the Policy and Resources Committee be recommended to declare the land adjoining 26 Poplar Street, Nelson surplus to requirements in order for the land to be marketed for sale and to be sold for an alternative use and that the Chief Executive be authorised to renegotiate terms with the owner of 60/62 Bradley Hall Road, Nelson."

RESOLVED

That this item be deferred and the possibility of transferring this land to Nelson Town Council be investigated and a report on the outcome be submitted to this Committee.

REASON

To establish if the site can be maintained for the community to use.

(b) Land adjoining 44 Brunswick Street, Nelson

At a meeting of the Nelson, Brierfield and Reedley Committee on 7th June, 2021 it was resolved:

“(1) That the Policy and Resources Committee be recommended to declare the land adjoining 44 Brunswick Street, Nelson surplus to requirements in order for the land to be marketed for sale and to be sold for an alternative use and that the Chief Executive be authorised to negotiate terms.

(2) That the land be marketed for a specific use.”

RESOLVED

That the land adjoining 44 Brunswick Street, Nelson not be declared surplus to requirements and that it be cleared and maintained as an open space.

REASON

To maintain and retain the land for its existing use.

(c) Access track off Greenberfield Lane to the North of Victory Park, Barnoldswick

At a meeting of the West Craven Committee on 8th June, 2021 it was reported that the road at the above location was in a poor state. Over the years the Council had been receiving rent from United Utilities for use of the track. Barnoldswick Town Council had requested that the amount collected to date be transferred so that they could use the revenue to pay for the resurfacing works which were needed, but had not received a reply. The repair works were estimated to cost around £9,000.

It was resolved “that the Policy and Resources Committee be asked to agree for the rental income paid by United Utilities to use the access track off Greenberfield Lane to be transferred to Barnoldswick Town Council to pay for essential repairs to the track.”

RESOLVED

That, with effect from the current financial year, the rental income paid by United Utilities to use the access track off Greenberfield Lane be transferred to Barnoldswick Town Council to pay for essential repairs to the track.

REASON

To progress highway improvements.

Chairman _____

DRAFT