

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT SALTERFORTH VILLAGE HALL
ON 5TH OCTOBER 2021**

PRESENT –

R. E. Carroll – (Chairman, in the Chair)

Councillors

*M. Goulthorp
J. Purcell
D. M. Whipp
T. Whipp*

Co-optees

*M. Whittingham, Barnoldswick Town Council
K. Singleton, Salterforth Parish Council
P. Maskell, Kelbrook and Sough Parish Council*

Police

*PSCO K. Dolphin
PCSO A. Stephenson*

Officers Present

D. Walker

Environmental Services Manager (Area Co-ordinator)

N. Watson

Planning, Economic Development and Regulatory Services Manager

J. Eccles

Committee Administrator

(Apologies were received from Councillor M. Adams and C. Carter.)



The following people attended and spoke at the meeting on the item indicated –

<i>Zeshan Ali</i>	<i>21/0540/FUL - Full: Change of use of car park to hand carwash and valet with associated parking; siting of site office cabin and canopy; erection of a mesh security fence and sliding gates to south-east and north-east boundaries and 2m high jet wash screen at land to the west of 28 Skipton Road, Earby</i>	<i>Item 79(a)</i>
<i>Dean Simpson</i>	<i>21/0554/VAR – Full: Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 17/0313/REM at Land opposite The Barn, Ben Lane, Barnoldswick</i>	<i>Item 79(a)</i>
<i>Debbie Richardson</i>	<i>21/0571/REM - Reserved Matters: Major: Erection of 10 dwellings (Appearance, Landscaping, Layout and Scale) of Outline Planning Permission 17/0691/OUT at Land Off Cob Lane and Old Stone Trough Lane, Kelbrook</i>	<i>Item 79(a)</i>

75.

DECLARATIONS OF INTEREST

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

76. PUBLIC QUESTION TIME

There were no questions from members of the public.

77. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 7th September 2021, be approved as a correct record.

78. POLICE AND COMMUNITY SAFETY ISSUES

PCSO K. Dolphin presented the crime figures for September 2021 compared to the same period in 2020 which had been circulated prior to the meeting and were broken down as follows –

	2020	2021
Burglary - Residential	0	1
Burglary - Commercial	3	0
Vehicle Crime	8	6
Hate Crime	0	0
Assaults	13	15
Theft	5	4
Criminal Damage	1	5
Other Crime	42	52
ALL CRIME	72	83
Anti-Social Behaviour (ASB)	58	44

It was noted that crimes reported under Criminal Damage were under investigation.

79. PLANNING APPLICATIONS

(a) Planning applications for determination

The Planning, Economic Development and Regulatory Services Manager submitted a report on the following planning applications for determination -

21/0540/FUL Full: Change of use of car park to hand carwash and valet with associated parking; siting of site office cabin and canopy; erection of a mesh security fence and sliding gates to south-east and north-east boundaries and 2m high jet wash screen at Land to the West of 28 Skipton Road, Earby for Mr Imran Ali

RESOLVED

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

1. By virtue of its scale, massing, form, appearance, and materials the proposed metal fencing, security gates, site cabin, canopy, and jet wash screen will harm the character and appearance of the Earby Conservation Area. Whilst the harm to the significance of the Conservation Area is less than substantial, the public benefits arising from the development

would not outweigh that harm and thus the development is contrary to Policies ENV1 and ENV2 of the Pendle Local Plan Part 1 and Paragraph 202 of the National Planning Policy Framework

2. The proposed access arrangement for the development will give rise to an unacceptable adverse effects on the safety and operation of the local highway owing to vehicle conflict created within and outside of the site, and is thus contrary to Paragraph 111 of the National Planning Policy Framework.

21/0554/VAR Full: Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 17/0313/REM at Land opposite The Barn, Ben Lane, Barnoldswick for Simpson Homes Limited

RESOLVED

That planning permission be **granted** subject to the following conditions –

1. This notice constitutes an approval of matters reserved under condition 1 of Planning Permission No. 13/15/0546P and does not by itself constitute a planning permission.

Reason: The application relates to matters reserved by Planning Permission No. 13/15/0546P

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan ref: drawing 01 rev B
- Proposed Block Plan ref: drawing 03 rev D
- Proposed Site Plan ref: drawing 03 rev D
- Proposed Elevations ref: drawing 06 rev A
- Proposed Floor Plans ref: drawing 05 rev A
- Cross Section Drawing ref: drawing 08
- Proposed Drainage Layout ref: 21107-PWA-P01-XX-DR-C-1001 rev P01
- Detached garage plans ref: drawing 26 Rev A

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

3. The materials for the roof, walls, windows and doors of the development hereby approved shall be carried out in strict accordance with the details submitted and approved on 21st November 2019.

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

4. The window openings shall be set back from the external face of the wall. Unless otherwise agreed in writing by the Local Planning Authority, the depth of the reveal shall be at least 75mm.

Reason: To ensure satisfactory appearance to the development in the interest of visual amenity.

5. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, D, E of Part 1 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) No extensions shall be erected

B & C) no alterations to the roof of the building shall be carried out

D) no porches shall be erected

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and amenity of the area and impacts upon neighbouring properties and in order to ensure the protected trees on the site are not adversely affected.

6. The car parking areas shall be surfaced and paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manouvering areas marked out in accordance with the approved plan, before the dwellinghouses are occupied.

Reason: To allow for the effective use of the parking areas.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amended) (No. 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted into ancillary accommodation / offices or used for storage without the prior written approval of the Local Planning Authority.

Reason: In order to ensure that sufficient off-street parking can be accommodated within the site.

8. The details of the future management and maintenance of the proposed streets and sustainable drainage system shall be carried out in strict accordance with the details submitted and approved on 21st November 2019.

Reason: To ensure the streets and drainage system are maintained in an acceptable and appropriate manner.

9. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related works shall commence until protective fencing, in full accordance with BS 5837: 2012 has been erected around each tree / tree group or hedge to be preserved on the site or immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority prior to the commencement of works.

Reason: To prevent trees or hedgerows on site from being damaged during building.

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.

21/0571/REM Full: Reserved Matters: Major: Erection of 10 dwellings (Appearance, Landscaping, Layout and Scale) of Outline Planning Permission 17/0691/OUT at Land Off Cob Lane And Old Stone Trough Lane, Kelbrook for YLBD

An update had been circulated prior to the meeting reporting no objections to amended plans from the PBC Environmental Health Officer. Amended plans had been received revising the landscaping scheme in response to the PBC Environment Officer's comments and revising the rear boundaries of the gardens to maintain an undisturbed 5m buffer to the stream. This fully resolved the remaining issues in relation to landscaping and ecology impacts, therefore the recommendation had been changed to approval.

RESOLVED

That this item be deferred to the next meeting to allow time to consider the revised landscaping details and to see if the developer would install an above ground swale to attenuate the surface water rather than an underground system.

21/0590/FUL Full: (Major) Erection of a Research & Design facility Use Class E(g) (Light Industry) 2,340sqm including diversion of Public Right of Way 13-1-FP3 at Site Of Fernbank Mill, Fernbank Avenue, Barnoldswick for Hope Technology Ltd

An update had been circulated prior to the meeting reporting comments from LCC Highways. The recommendation remained to Delegate Grant Consent, including any conditions necessary, subject to there being no objection from the Lead Local Flood Authority and the expiry of the neighbour notification period taking into account any additional comments received.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be delegated authority to **grant consent** subject to the following conditions; any further conditions necessary, subject to there being no objection from the Lead Local Flood Authority and the expiry of the neighbour notification period, taking into account any additional comments received; and a request

that the security fencing around the perimeter of the site be green mesh rather than palisade fencing, installation of an above ground swale to attenuate the surface water rather than an underground system, and some low level lighting along the path through the site –

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: TBC

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

3. Prior to the commencement of above ground works involved in the erection of the external walls of the development hereby approved samples of the external materials of the walls and roof the development, including their colour and finish 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: In the interest of visual amenity.

4. There shall be no external storage within the application site unless otherwise approved in writing by the local planning authority. Any external storage thereafter shall at all times be carried out only in strict accordance with the approved details.

Reason: In the interests of visual amenity.

5. The development shall be carried out and operated in strict accordance with the recommendations of the ecological appraisal rev 1 August 2021. Prior to the commencement of the use of the development a scheme of ecological mitigation and enhancement measures shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance prior to the commencement of the use of the development or an alternative timescale approved as part of the scheme.

Reason: To ensure the protection and enhancement of ecology and protected species habitats.

6. Prior to the commencement of the use of the building hereby approved details of any external lighting of the building and site shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include the type, size, wattage, location, intensity, direction and timing of illumination of the lighting and shall include lighting of the diverted public right of way. Any external lighting shall at all times be in strict accordance with the approved details and the diverted public right of way shall be illuminated at all times outside of daylight hours.

Reason: In the interest of residential amenity, public safety and to preserve the habitat of protected species.

7. No development shall commence unless and until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
- i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from clearance and construction works
 - viii) Details of working hours
 - ix) Routing of delivery vehicles to/from site
 - x) Timing of deliveries
 - xi) Measures to control construction noise and vibration

Reason: In the interest of highway safety and residential amenity.

8. With 3 months of commencement a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first trading of the site.

a) New site access and associated dropped kerb crossing points with tactile paving on Fernbank Avenue.

Reason: In the interest of highway safety.

9. The use of the development hereby approved shall not commence unless and until the site access road and the footpath links have been hard surfaced, drained, lit and marked out in accordance with the approved plans.

Reason: In order to ensure that there is adequate site access in the interests of the safety of users of the highway.

10. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land measured 2.4 metres back from the give way line of the site access road to a point 25 metres in both directions to the nearside kerb of the estate road, any building, wall, fence, hedge, tree, shrub or other device higher than one metre above the carriageway.

Reason: To ensure adequate visibility at the site access.

11. The use of the development hereby approved shall not commence unless and until the car parking and service yards and manoeuvring areas have been hard surfaced and marked out in accordance with the approved plans. The car park shall be made available at all times that the premises are in use for the parking of staff and visitors' cars. The service yards shall be made available at all times for the loading/unloading of goods and the manoeuvring of large vehicles.

Reason: In order to ensure that there is adequate car parking provision, loading/unloading and manoeuvring areas clear of the public highway in the interests of the safety of users of the highway.

12. No part of the development hereby approved shall be brought into use until secured covered cycle storage and electric vehicle charging point has been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority, the secured covered cycle storage and electric vehicle charging point shall be retained thereafter.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport.

13. No development shall commence unless and until a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall detail how:-

a) an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the Local Planning Authority; and

b) a comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the Local Planning Authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Advisory Notes:

(i) Where land identified as having the potential to be contaminated is undergoing redevelopment, a copy of the leaflet entitled 'Information for Developers on the investigation and remediation of potentially contaminated sites' will be available to applicants/developers from the Council's Contaminated Land Officer. The leaflet will be sent to the developer by request.

(ii) Three copies of all contaminated land reports should be sent to the Local Planning Authority.

(iii) This condition is required to be fully complied with before development is commenced. Failure to comply with the condition prior to commencement of work may result in legal action being taken.

Reason: In order to protect the health of the occupants of the new development and in order to prevent contamination of the controlled waters.

14. The use of the development hereby approved shall not commence unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
- a. the exact location and species of all existing trees and other planting to be retained;
 - b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
 - c. an outline specification for ground preparation;
 - d. all proposed boundary treatments with supporting elevations and construction details;
 - e. all proposed hard landscape elements and pavings, including layout, materials and colours;
 - f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

15. Notwithstanding the provisions of Article 3 and part 7 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) there shall be no new upper floor window openings installed in the east facing elevation of the building hereby approved without express planning permission first being obtained from the Local Planning Authority.

Reason: To ensure an adequate level of privacy to the adjacent residential properties.

16. The use of the building and land hereby permitted shall be confined to that of Class E(g)(ii) & (iii) and uses ancillary to those uses only and for no other purpose, including any other use within Class E of Schedule 2 of the Town and Country Planning (Use Classes) Order, 1987 (as amended). The land within the application site not occupied by buildings shall not be used for the storage of goods, materials, equipment, commercial vehicles, or commercial refuse associated with the use.

Reason: In the interest of residential amenity and to protect the vitality and viability of Barnoldswick town centre.

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, amenity, highways impacts and all other relevant regards. 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.

21/0592/FUL Full: Conversion of existing mill building to form 9 No. dwellings at Salters House, Salterforth for True Build

RESOLVED

That planning permission be **granted** subject to the following conditions and conditions to be added on drainage by the Planning, Economic Development and Regulatory Services Manager –

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: 9787-01, 978-02, 978-03, 978-04, 978-3-05, 978,06, 978,07, 978,08

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

3. The development shall, before the first unit is occupied, have provided a scheme for the provision of swift nesting boxes and bat boxes. These boxes shall be installed in full prior to the first occupation of any dwelling.

Reason: In order to ensure the development does not result in a loss of ecological interest.

4. Prior to any work being undertaken on any of the windows or external openings full details of the materials and treatment of the window frames, doors and any stonework that will take place shall be submitted to and approved in writing by the local planning authority. All materials used thereafter shall strictly comply with the details so approved.

Reason: In order to ensure a satisfactory appearance of the development.

5. Prior to the first occupation of any dwelling details of a screen fence along the southern boundary of the proposed gardens shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be erected in full compliance with the approved details before any occupation of any dwelling and shall thereafter be permanently retained.

Reason: In order to ensure there is no loss of privacy for the occupants of the adjoining dwellings.

6. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:
- a. the exact location and species of all existing trees and other planting to be retained;
 - b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
 - c. an outline specification for ground preparation;
 - d. all proposed boundary treatments with supporting elevations and construction details;
 - e. all proposed hard landscape elements and pavings, including layout, materials and colours. This shall include details of the external parking and manoeuvring spaces.
 - f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.
 - g. Details of the timing of the provision of each element

The approved scheme shall be implemented in its entirety approved form in accordance with the approved scheme of provision. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

7. The garages shall at all times be available for the parking of domestic cars and shall at no time be used for any other purpose.

Reason: In order to ensure that the development is at all times served with an adequate level of off street parking in the interests of highway safety.

8. No part of the development shall be commenced unless and until a Construction Code-of-Practice has been submitted to and approved in writing by the Local Planning Authority. The code shall include details of the measures envisaged during construction to manage and mitigate the main environmental effects of the relevant phase of the development. It shall include the timing of operations on site and measures to control the impacts of the development for matters such as dust and noise.

The Construction Code-of-Practice should be compiled in a coherent and integrated document and should be accessible to the site manager(s), all contractors and sub-contractors working on site. As a single point of reference for site environment management, the CCP should incorporate all agreed method statements, such as the Site Waste Management Plan and Demolition Method Statement. All works agreed as part of the plan shall be implemented during an agreed timescale and where appropriate maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure the development proceeds with the minimum impact on neighbouring residential occupants.

9. Condition to be agreed about drainage once the comments of Yorkshire Water have been received.

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 would be acceptable subject to appropriate conditions. The development 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) Appeals

The Planning, Economic Development and Regulatory Services Manager reported that the following appeal had been dismissed –

20/0035/REM	Appeal against refusal of Reserved Matters application for
20/0018/AP/REFUSE	129 dwellings and associated roads, infrastructure and parking including details of appearance, landscaping, layout and scale at Site of former Barnsay Shed, Long Ing Lane, Barnoldswick.

80. ENFORCEMENT ACTION

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

81. CAPITAL PROGRAMME 2021/22

The Housing, Health and Engineering Services Manager reported that the current balance for the Committee's Capital Programme for 2021/22 was £27,501.

Members were asked to consider the following bids –

- Barnoldswick Town Council – Installation of outdoor gyms for Barnoldswick parks - £10,000
- Ghyll Gardeners – Gardening tools/equipment - £1,000
- Barnoldswick Pensioners Club – New carpet and curtains - £1,000

RESOLVED

That the Housing, Health and Engineering Services Manager be asked to grant £1,000 equally from the Earby and Coates Councillors' allocations to Ghyll Gardeners for gardening tools and equipment and £1,000 equally from the Barnoldswick Councillors' allocations to Barnoldswick Pensioners Club for new carpet and curtains.

REASON

To enable the capital programme to be allocated efficiently and effectively.

82. GISBURN ROAD FOOTPATH

The Countryside Access Officer reported on the costs of upgrading the surface of Gisburn Road footpath based on the Council's experience of carrying out similar work on other sites. It was noted

that a footpath running adjacent to the footpath was in a poor state of repair. The Council's engineer had advised that the work should not be carried out until the wall had been repaired. The estimated costs for removing the broken and uneven paving stones and resurfacing with concrete (if the wall had not been repaired) was £2,000 or £1,400 if the wall had been repaired using a bit-mac finish.

RESOLVED

- (1) That the Environmental Services Manager be asked to contact the owner of the wall and request that the wall be repaired.
- (2) That £1,400 be provisionally allocated from the Earby and Coates Ward Councillors' allocations for improvements to the Gisburn Road footpath, following the wall's repair.
- (3) That, in the event that the owner was not willing to repair the wall, further consideration be given to the footpath improvements at a future meeting.

REASON

To improve the condition of the footpath for the benefit of local residents.

83. RE-OPENING OF BARNOLDSWICK AND EARBY TOWN CENTRES

The Planning, Economic Development and Regulatory Services Manager submitted a report on the Welcome Back Fund grant spending for the re-opening of Barnoldswick and Earby Town Centres. It gave a progress report on the repainting and purchase of street furniture and the development of a website.

RESOLVED

- (1) That the Welcome Back Fund spending plan for Barnoldswick and Earby and progress be noted.
- (2) That the Planning, Economic Development and Regulatory Services Manager be asked, if it was possible within the guidelines of the funding, to arrange for the pole planters and staging deck in Barnoldswick, which would be stored by Barnoldswick Town Council, to be transferred to the Town Council for insurance purposes.

REASON

- 1. To encourage people back to the high streets safely.***
- 2. To maximise the impact of the Welcome Back Funding allocation.***

84. BACK MYRTLE GROVE/CLIFFORD STREET CAR PARK

The Housing, Health and Engineering Services Manager submitted a car parking scheme and costings for a car park at Back Myrtle Grove/Clifford Street.

RESOLVED

That this item be deferred to the next meeting and the Housing, Health and Engineering Services Manager be asked to amend the scheme to allow for greater space for pick up and drop off at West Craven High School, and for residents to be consulted on the through space.

REASON

To improve car parking in the area and improve highway safety.

85. TREES AT KLONDYKE

At the 8th June meeting, the Planning, Economic Development and Regulatory Services Manager submitted a report seeking approval to remove 3 ash trees protected by Tree Preservation Orders in the ownership of Pendle Council located adjacent to the highway on Earby Road, Salterforth.

The trees had been surveyed in 2019 when it was recommended that some remedial work was undertaken. When organising the work the Principal Environment Officer noted that the trees' condition had deteriorated further and were showing signs of Ash Dieback.

This issue had been discussed by the Committee on 2nd February when Members resolved that the remedial work highlighted in the 2019 report be carried out and that a second opinion be obtained on the condition of the trees. A further appraisal had been undertaken by Bowland Tree Consultancy Ltd which was attached at Appendix 1 of the report. This also recommended that the trees be felled.

As these were such important mature trees in the area, and not a lot of evidence of damage, Members had felt that it was worth getting a second opinion before making a final decision. Salterforth Parish Council commissioned a report by JCA Tree Associates on the condition of the trees, which the Trees Officer had now had chance to look at and discuss with the consultants. However, there was a difference of opinion on the necessity to fell the trees.

The Head of Legal Services had strongly advised Members prior to the meeting to approve the application to remove the trees in view of the potential liability from damage to persons or property, lack of insurance cover and wider financial implications which were unacceptable risks if the trees were not removed.

RESOLVED

That the decision on the future of the trees at Klondyke be referred to the Policy and Resources Committee in view of the wider implications for mature trees across the borough.

REASON

The approach taken on felling mature trees in these circumstances needed to be consistent throughout the borough.

86.

ITEMS FOR DISCUSSION

(a) Flooding in Barnoldswick

Members discussed the significant flooding in Barnoldswick following heavy rainfall on the evening of 9th September, 2021 which affected many properties in the town. A number of issues were raised as follows –

- A significant problem in many of the locations was that highway gullies were not taking the water, either because they were blocked or because they needed to be upgraded;
- 2 properties on Robinson Fold had substantial flooding caused by the escape channel not working effectively – it was overgrown and a structure built over it;
- The beck upstream from Crownest Industrial Estate was blocked with vegetation causing flooding at commercial properties there;
- Blocked gullies on Coates Lane, causing flooding where the road dipped, through the entrance to Rolls Royce Social Club (RRSC) and into the building;
- Sewer surcharging at the culvert/sewer interchange adjacent to Aldi and Rolls Royce onto the road, over the bridge of the beck into Victory Park and along the track onto the football pitch;
- Water ingress at the rear of The Greyhound and in the cellar (possibly from water flowing down Manchester Road at the front of the property);
- Highway culvert at the bottom of Gisburn Road not taking water;
- Flooding at Wellhouse Road/Skipton Road junction and surcharging sewer, blocked gullies down Wellhouse Road and adjoining roads; and
- Considerable highway flooding in the dip on Gisburn Road at the end of Valley Gardens.

RESOLVED

- (1) That LCC be asked to clear blocked gullies on the highway.
- (2) That the Housing, Health and Engineering Services Manager be asked to –
 - Investigate and report back on the future management of the escape channel adjacent to Robinson Fold, which was owned by the developer;
 - Request that Together Housing have a regular maintenance schedule for clearing out the water course for which they have responsibility at Scothern Close, upstream from Crownest Industrial Estate;
 - Work with RRSC and UU to look at upgrading the inadequate underground drainage network at RRSC and ask LCC to clear the gullies on Coates Lane;
 - Request UU to inspect the culvert/sewer intersection adjacent to Aldi and Rolls Royce;
 - Ensure that the access works for the new development at the rear of The Greyhound had not changed the course of the water past the property and ask LCC to check the drains on Manchester Road;
 - Ask LCC again to upsize the culvert under the highway at the bottom of Gisburn Road as a matter of urgency;
 - Request LCC to clear the gullies in the Wellhouse Road/Skipton Road area; and

- Ask LCC if the highway drains capacity could be improved to allow water in the beck that flows under Gisburn Road from Valley Garden.
- (3) That a copy of the Earby Community Flood Plan be circulated to Members in the event that in another localised flooding incident, if Barnoldswick ran out of sandbags, they could access the store in Earby.
- (4) That thanks be given to the Environmental Services Manager and Team for responding so quickly on the night of 9th September and delivering sandbags for affected residents and businesses.

REASON

To prevent future instances of flooding in Barnoldswick.

(b) West Close Road Lorry Park

It was reported that the surface of the lorry park was in a poor condition. The surface of a largish area was down to stone. There was another area of patchy surface which was failing. There was also still an issue with fly tipping at this site. The Environmental Services Manager said that he was in discussion with LCC about the possible erection of cameras at the entrance, which would help to prevent this illegal activity.

RESOLVED

- (1) That the Housing, Health and Engineering Services Manager be asked to submit an estimate for effective repairs and resurfacing at West Close Road Lorry Park.
- (2) That the Environmental Services Manager be asked to continue his discussions with LCC about the erection of cameras at the entrance to the Lorry Park and they be asked about their procedure for clearing up the fly tipped material.

REASON

To improve the condition and appearance of this site.

87. OUTSTANDING ITEMS

Members noted the following outstanding items and that an update or a report would come to a future meeting -

- (a) Meetings with local businesses (05.01.2021)
- (b) Transdev Bus Services (05.01.2021)
- (c) Euravia Working Group (08.06.2021)
- (d) ROP Survey of Applegarth residents in Earby (07.09.2021)
- (e) Drainage on Stoneybank Road & Wentcliffe Drive (07.09.2021)
- (f) Widening of path through Barnoldswick Town Centre (07.09.2021)
- (g) Victoria Road, Earby reflagging scheme (07.09.2021)
- (h) Coates Lane/Skipton Road junction (07.09.21)
- (i) Northolme Community Centre (07.09.2021)

88. EXCLUSION OF PUBLIC AND PRESS

Members agreed to exclude the public and press from the meeting during the following item of business in pursuance of the power contained in Section 100(A) (4) of the Local Government Act, 1972 as amended when it was likely, in view of the nature of the proceedings or the business to be transacted, that there would be disclosure of exempt information which was likely to reveal the identity of an individual.

89. OUTSTANDING ENFORCEMENTS

The Planning, Economic Development and Regulatory Services Manager submitted a report on outstanding enforcements in West Craven, gave an update at the meeting and answered related questions.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager be asked to update members on PLE/21/0764 following discussions with the Enforcement Officer.

REASON

To monitor and progress enforcement activity.

Chairman.....