

**MINUTES OF A MEETING OF THE  
COLNE AND DISTRICT COMMITTEE  
HELD AT COLNE TOWN HALL  
ON 4<sup>TH</sup> NOVEMBER, 2021**

*PRESENT –*

*Councillor D. Cockburn-Price – Chairman (in the Chair)*

**Councillors**

*D. Albin  
S. Cockburn-Price  
D. Harrison  
A. Sutcliffe*

**Co-optees**

*B. Robinson  
M. Thomas  
A. McGladdery*

**Officers in attendance**

*Neil Watson            Planning, Economic Development and Regulatory Services Manager (Area Coordinator)  
Lynne Rowland        Committee Administrator*

*(Apologies for absence were received from Councillors D. E. Lord, D. Lockwood and K. McGladdery and A. Mann (Colne Community Safety Partnership) and T. Clark (Foulridge Parish Council).)*



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

<i>Jamie Jackson</i>	<i>21/0230/FUL Full: Erection of an agricultural building (18.1m x 9.1m) and formation of associated vehicular access track and hardstandings at land adjacent to Wanless Water, Barrowford Road, Colne</i>	<i>Minute No.95(a)</i>
<i>Stuart Oakes</i>	<i>21/0374/HHO Full: Erection of a single storey side extension to form garage with roof terrace above accessed by external staircase and 2.5m high fence to rear and side boundaries (Re-submission) at 41 The Meadows, Colne</i>	<i>Minute No.95(a)</i>
<i>Harriet French Neville French</i>	<i>21/0476/HHO Full: Demolition of conservatory to the north and east elevations, erection of replacement sun room to rear, erection of two storey side extension, 2 no. pitched roof dormers, new entrance and minor alterations to the south elevation and basement extension to the rear to house internal pool with balcony and external staircase at 5 Noyna View, Colne</i>	<i>Minute No.95(a)</i>
<i>Brian Sumner</i>	<i>21/0687/FUL Full: Partial demolition and conversion of building to form 1 No. retail unit (Use Class E) at ground floor and 5 No. flats (Ground and first floor) at 1 Windy Bank, Colne</i>	<i>Minute No.95(a)</i>

**90. DECLARATION OF INTERESTS**

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

**91. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**92. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 7<sup>th</sup> October, 2021 be approved as a correct record and signed by the Chairman.

**93. PROGRESS REPORT**

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

**94. COMMUNITY SAFETY ISSUES AND POLICE MATTERS**

The crime figures for October 2021 compared to the same period last year had been circulated prior to the meeting. The figures were broken down as follows –

	2020	2021
Burglary – Residential	12	5
Burglary – Commercial	10	1
Vehicle Crime	20	10
Hate Crime	0	1
Assaults	18	47
Theft	32	34
Criminal Damage	17	9
All Crime	206	191
Anti-Social Behaviour	156	120

**95. 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 -

**21/0230/FUL Full: Erection of an agricultural building (18.1m x 9.1m) and formation of associated vehicular access track and hardstandings at land adjacent to Wanless Water, Barrowford Road, Colne for Barrie Jackson**

**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: TS165-1 received 28/05/2021, TS165-2 received 28/05/2021, TS165-3 received 28/05/2021, TS165-4 received 28/05/2021, TS165-6 received 28/05/2021, TS165-8 received 01/09/2021.

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

3. All external materials to be used in the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

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

4. The development shall be carried out in strict accordance with the recommendations of the Arboricultural Impact Assessment & Tree Survey dated May 2021.

**Reason:** To ensure that the works to not cause harm to the trees to be retained in the interest of public amenity.

5. No part of the development hereby approved shall commence until a scheme for the re-construction of the site access has been submitted to, and approved in writing by, the Local Planning Authority. The use of the development shall not commence unless and until the access has been constructed and completed in accordance with the approved scheme.

**Reason:** In the interest of highway safety.

6. Prior to first use of the approved development the access extending 10m from the nearside edge of the carriageway on Barrowford Road into the site shall be surfaced in a bound porous material to in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

7. The surface water from the approved internal track should be collected within the site and drained to an internal outfall.

**Reason:** In the interest of highway safety to prevent water from discharging onto the public highway.

Note: The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the re-construction of the access to an appropriate standard, including the removal of the channel blocks and tie-in details to the carriageway on Barrowford Road. The applicant should be advised to contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) , in the first

instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

**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 and highway safety and Green Belt impact. 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.***

**21/0374/HHO Full: Erection of a single storey side extension to form garage with roof terrace above accessed by external staircase and 2.5m high fence to rear and side boundaries (Re-submission) at 41 The Meadows, Colne for Mr Stuart Oakes**

**RESOLVED**

That the applicant be requested to submit amended plans within the next 14 days, which sets the extension back 0.5 metres from the original dwelling. As proposed the design is poor and would result in harm to the street scene. Should acceptable amended plans be received within the timescale, the Planning, Economic Development and Regulatory Services Manager be delegated authority to grant consent. In the event of no acceptable amended plans being received, the Planning, Economic Development and Regulatory Services Manager be delegated authority to refuse planning permission.

**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, residential amenity and highway safety. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.***

**21/0476/HHO Full: Demolition of conservatory to the north and east elevations, erection of replacement sun room to rear, erection of two storey side extension, 2 no. pitched roof dormers, new entrance and minor alterations to the south elevation and basement extension to the rear to house internal pool with balcony and external staircase at 5 Noyna View Colne for Mr Haroon Shah**

**RESOLVED**

That consideration of this application be deferred to a future meeting of the Committee.

**REASON**

***To allow for a site visit.***

**21/0687/FUL Full: Partial demolition and conversion of building to form 1 No. retail unit (Use Class E) at ground floor and 5 No. flats (Ground and first floor) at 1 Windy Bank, Colne for Mr Ansar**

**RESOLVED**

That the Planning, Economic Development and Regulatory Services Manager be delegated authority to **grant consent** subject to discussions with the applicant to reach an agreement in relation to the design and materials, the need to retain the stall riser and the conditioning out of the roller shutter, in addition to all appropriate standard conditions.

**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.***

**21/0691/HHO Full: Demolish existing garage extension and erect two storey side extension and single storey rear extension, including a balcony to the rear at 2 Boulview Terrace, Colne for Mr Andrew Day**

**RESOLVED**

That planning permission be **refused** due to its incongruous design in the context of its locality and in relation to the street scene.

**21/0735/HHO Full: Demolition of existing conservatory and erection of two storey rear extension with rooms in the roofspace at Hollin Hall Barn, Hollin Hall, Trawden for Mr S Whalley**

**RESOLVED**

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

1. The development is poorly designed and poorly related to the design of the existing property being disproportionately large and out of scale and design with the dwelling. It is situated in a conservation area and the poor design would harm the character and appearance of the conservation area. Whilst the harm would be less than substantial there would be no public benefits that would outweigh that harm. The development would thus be contrary to paragraphs 134 and 202 of the National Planning Policy Framework and Policy ENV2 of the adopted Part 1 Local Plan – Core Strategy.

**21/0791/FUL Full: Formation of a new access onto Linden Road, formalise car parking to residential development and separate public car parking at Linden House, Linden Road, Colne for Barnfield Construction Limited**

**RESOLVED**

That the applicant be asked to reconsider the siting of the access to the car park, with a request that this be off Cragg Street rather than Linden Road and that, should this be agreed, the Planning, Economic Development and Regulatory Services Manager be delegated authority to grant consent.

**REASON**

- (1) *In the interests of highway safety.*
- (2) *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.

In a verbal update, Members were advised that an appeal relating to the development of a container on the land at Edgerton House, Lane Top, Winewall, Colne had been dismissed.

**96. ENFORCEMENT/UNAUTHORISED USES**

**Enforcement action**

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

**97. CAPITAL PROGRAMME 2021/22**

The Housing, Health and Engineering Services Manager submitted a report which advised Members on the Committee's 2021/22 capital budget.

Members were reminded of an allocation of £1,750 that had been made in 2013 for the making of a Traffic Regulation Order and the installation of a lockable bollard at one end of Park Way, Colne. The decision had been made following planning approval for a new development on Haverholt Close and was intended to prevent traffic from the development, once constructed, using Park Way as a shortcut. It was reported that the matter had recently been considered by the Traffic Liaison Group and that the Group did not support the scheme. The reasons for this were provided in the report. It was therefore recommended that the funds be de-allocated and returned to the capital programme.

**RESOLVED**

That the £1,750 allocated for the making of a Traffic Regulation Order and the installation of a lockable bollard at one end of Park Way, Colne be de-allocated and returned to the capital programme.

**REASON**

***The Traffic Liaison Group are not in support of the works.***

**98. PENDLE BOROUGH COUNCIL/LANCASHIRE COUNTY COUNCIL  
HIGHWAY FUNCTIONS: WHO DOES WHAT UPDATE**

The Housing, Health and Engineering Services Manager submitted a report which advised Members of the latest contact information for all highway/traffic/engineering/transport related functions and the new process for all requests for residents-only parking.

**RESOLVED**

That the Housing, Health and Engineering Services Manager –

- (1) be advised that the CCTV system in Colne was the responsibility of Colne Town Council and therefore the organisation to contact with any issues.
- (2) be thanked for their work in compiling the report and the information provided.

**REASON**

- (1) To allow for the records to be updated.***
- (2) The report is a useful reference guide.***

**99. TRAFFIC LIAISON MEETING**

The minutes of the Traffic Liaison meeting held on 22<sup>nd</sup> September, 2021 were submitted for information.

Reference was made to the decision regarding 20 mph speed limit signage in Trawden. The minutes stated that Trawden Parish Council had not been happy with the suggestion of additional signage. It had therefore been agreed that an officer of Pendle Council be asked to consider a new design for consideration at a future meeting of the Traffic Liaison Group.

However, the Committee understood that the comments of Trawden Parish Council had been misinterpreted and that the Parish Council was actually unhappy about the vast cost of providing signage advising of a speed limit/zone. They had questioned whether the limit was enforceable.

**RESOLVED**

That the above comments be fed back to the officer at Pendle Borough Council being asked to consider a new design of 20 mph speed limit signage.

**100. TOWN CENTRE AND HERITAGE LEVELLING UP BID**

It was reported that, earlier this year, the Government had established a new competitive grant, the Levelling Up Fund (LUF). The LUF had been established to support town centre and high street regeneration; local transport projects; and cultural and heritage assets.

With agreement from Members, a bid was submitted for Colne Town Centre.

The Colne Town Centre bid included two projects. The first related to the Colne Heritage Quarter and involved investment in the Muni Theatre, Pendle Hippodrome and The Little Theatre. The second was for the Market Hall/Bus Station to make better use of the under-used site.

The Committee was advised that the bid had been successful, with an award of £6.5m. The next stage would involve meeting with Government to establish how to access the Fund.

**RESOLVED**

That a letter be sent to the Department for Levelling Up, Housing and Communities, directly from this Committee, expressing its thanks for the award of £6.5m for Colne Town Centre.

**REASON**

*In appreciation of the award.*

**101. RE-OPENING OF COLNE TOWN CENTRE**

The Planning, Economic Development and Regulatory Services Manager submitted a report on the Re-opening the High Streets Safely Fund (RHSSF) grant spending for the re-opening of Colne Town Centre. The report also included information on the Welcome Back Fund (WBF) allocation.

A verbal update on progress with 'Christmas in Colne' was provided by co-optee Aneesa McGladdery of Colne BID.

The siting of the second of two electronic totem signs was also discussed. It was reported that several proposed sites had been ruled out. This included the site by Pendle Leisure Centre which had been suggested at the last meeting. The Committee was now asked to consider the verge in front of the Queen Street Car Park. A plan showing two potential locations was submitted for consideration.

**RESOLVED**

That it be agreed that the second of the two electronic totem signs be located on the verge in front of the Queen Street Car Park, at the point best suited for the power supply and installation.

**REASON**

*Due to its suitable location.*

**102. COLNE YOUTH ACTION GROUP**

Councillor S. Cockburn-Price provided an update on the work and activities of the Colne Youth Action Group (CYAG).

Environmental work included the planting of 4000 spring bulbs; plans for the mass planting of 420 saplings provided by the Woodland Trust; the receipt of a grant for 16 fruit trees; and preparation of an application to the Climate Action Fund for raised planters for vegetables and herbs.

Grants and donations for sports items (e.g. table tennis/table football), food etc. had also been received.

Participation in school assemblies continued which had led to an increase in member numbers.



Preparations for the opening of the building on Byron Road were ongoing, and further advice was being sought from Blackburn Youth Zone, following their past help.

Moving forward, there were plans to run Forest School training courses for organisations and schools. This would be an income generator.

**103. 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 7<sup>th</sup> October, 2021 were submitted for information.

**104. MISCELLANEOUS MINUTES**

Minutes of a meeting of Friends of Ball Grove held on 18<sup>th</sup> October, 2021 were submitted for information.

**105. OUTSTANDING ITEMS**

The following item had been requested by the Committee. An update would be provided to a future meeting.

(a) Land at Vivary Way, Colne (09.09.2021)

**106. 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.

**107. 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.

**108. PROBLEM SITES**

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

It was noted that there had been no response to a letter sent to the owners of the site referenced 5 on the list.

**RESOLVED**

That the Planning, Economic Development and Regulatory Services Manager be asked to send a further letter to the owners of the site referenced 5 on the list.

**REASON**

*To follow up previous correspondence.*

**109.**

**ENVIRONMENTAL CRIME**

The Environmental Services Manager submitted a report which informed Members of the environmental crime action for Quarter 2 (1<sup>st</sup> July to 30<sup>th</sup> September, 2021) in the Colne and District area (including spend on litter/dog waste bins) along with annual totals for 2021/22.

CHAIRMAN \_\_\_\_\_