

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT THE RAINHALL CENTRE, BARNOLDSWICK
ON 6TH SEPTEMBER 2022**

PRESENT –

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

Councillors

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

Co-optees

*A. Inman, Earby Town Council
P. Maskell, Kelbrook and Sough Parish Council
K. Singleton, Salterforth Parish Council*

Officers Present

<i>N. Watson</i>	<i>Planning, Economic Development and Regulatory Services Manager</i>
<i>D. Walker</i>	<i>Environmental Services Manager and Area Co-ordinator</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>

(Apologies for absence were received from J. Hoyle.)



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

<i>Lauren Stott</i>	<i>22/0363/FUL Full: Change of use of Unit 11 from general industrial/storage (Use Class B2/8) to indoor sports/fitness (Use Class E(d) at Unit 11, Sough Bridge Mill, Colne Road Earby</i>	<i>Item 79(a)</i>
<i>Adrian Rose</i>	<i>22/0480/CEA - Certificate of Lawful Use (S. 192 Proposed Development) Change of Use from C3 (Dwellinghouse) to C2 (Residential Institution/ Children's Home) at Hague House, 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 2nd August 2022, be approved as a correct record.

78.

POLICE AND COMMUNITY SAFETY ISSUES

The crime figures for August 2022 compared to the same period in 2021 had been circulated prior to the meeting. They were broken down as follows –

	2021	2022
Burglary - Residential	1	1
Burglary - Commercial	0	0
Vehicle Crime	2	7
Hate Crime	1	0
Assaults	9	20
Theft	10	11
Criminal Damage	6	5
Other Crime	32	46
ALL CRIME	61	90
Anti-Social Behaviour (ASB)	27	36

There was concern over the increase in assaults from 9 in August 2021 to 20 last month, 10 of which were in Coates compared to 3 in August 2021. Also the increase in All Crime, up by over 30% overall and by 50% in Craven.

Members again raised concerns about speeding vehicles in various locations in West Craven e.g. Rainhall Road travelling towards Silentnight, Gisburn Road, and going through Bracewell and Salterforth. In the short term, it was hoped that the Police would do some enforcement work, but it was recognised that a longer, more effective way of combatting this pattern of behaviour was through investment in road safety measures such as raised crossings and narrowing roads, which slowed down traffic.

Antisocial behaviour in Earby was mentioned and large groups of young people congregating. In one instance there had been a significant amount of damage to cars in a local garage. It was suggested that there should be consequences for the ringleaders of the groups but that there should be more activities and engagement for young people so there was an alternative to roaming the streets. Drug activity in Victory Park was also mentioned.

Members also repeated their concern about the inadequate Police resources in West Craven. Mention was made of Police not turning up to investigate or deal with crimes that had been reported.

RESOLVED

- (1) That the Police be asked to report back on the increase in Assaults in August's figures compared to last year and if there was any explanation for the 30% increase in All Crime (50% in Craven).

- (2) That the Police be asked to add another category to the crime statistics showing vehicle/ASB crimes e.g. speeding offences, dangerous driving etc.
- (3) That the issues with speeding vehicles be reported to the Police and they be asked if it was possible to carry out some enforcement work in West Craven.
- (4) That LCC be asked to put in place appropriate road safety measures to slow traffic down in places where there were problems with speeding vehicles e.g. Salterforth Road and Skipton Road.

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 -

22/0363/FUL Full: Change of use of Unit 11 from general industrial/storage (Use Class B2/8) to indoor sports/fitness (Use Class E(d) at Unit 11, Sough Bridge Mill, Colne Road Earby for Mrs Lauren Stott

An update had been circulated prior to the meeting reporting receipt of LCC Highways comments. There was no objection in principle although they had recommended some additional conditions.

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:

- Location Plan – TQRQM22146195103165
- Proposed Site Plan – received on 06/06/2022
- Unit 11 Plan, received on 06/06/2022
- Drop Zone plan, received on 19/08/2022
- Car park 2 plan, received on 19/08/2022
- Car park 3 plan, received on 19/08/2022
- Car park 4 plan, received on 19/08/2022

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

3. Notwithstanding any indication on the Location Plan, the development hereby permitted relates solely to Unit 11 and no other units within South Bridge Mil.

Reason: For the avoidance of doubt.

4. No customers shall remain on the premises outside the hours of 16:30 and 20:00 Monday to Friday inclusive and between the hours of 09:00 and 12:00 on Saturday. The premises shall remain closed on Sundays, Bank and Public Holidays.

Reason: In the interest of residential amenity.

5. The development hereby permitted shall be used for purposes within Use Class E(d) only, at all times. This permission does not allow the premises to be used for any other purpose within Class E, without the need for express planning permission.

Reason: In order to ensure that the future use of the building is appropriate to the area.

6. The off-road parking indicated on the approved plans shall be made available prior to commencement of the approved use of Unit 11 and shall remain available for the use of the development hereby approved.

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.

7. Within three months of commencement a lighting scheme for Car Park 3 shall be submitted to and approved by the Local Planning Authority.

Reason: To provide the infrastructure which would allow the car park to be used during winter months.

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. The development is therefore compliant 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.

22/0480/CEA Certificate of Lawful Use (S. 192 Proposed Development) Change of Use from C3 (Dwellinghouse) to C2 (Residential Institution/Children's Home) at Hague House, Old Stone Trough Lane, Kelbrook for Associated Wellbeing

An update had been circulated prior to the meeting reporting receipt of correspondence from the applicant on a number of points in the report which they believed to be factual inaccuracies. It was the view of the planning officer that, overall, the issues which the applicant has raised did not alter the recommendation that the Certificate of Lawful Development should be refused.

RESOLVED

That the lawful development certificate be **refused** for the following reason –

1. The applicant has failed to substantiate that on the balance of probability the proposal does not need planning permission.

(b) Appeals

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

80. ENFORCEMENT ACTION

The Head of Legal Services submitted a report for information, giving the up-to-date position on prosecutions. Councillors and residents were concerned that the repairs to the former Gospel Hall building on Hollins Road, Barnoldswick had not been carried out. The insecure access was attracting antisocial behaviour, affecting the amenity of local residents and was a risk to public safety.

RESOLVED

That the Head of Legal Services be asked to take further enforcement action as soon as possible in respect of the former Gospel Hall building, and for an update to be circulated to members of the Committee.

81. CAPITAL PROGRAMME 2022/23

The Housing, Health and Engineering Services Manager reported that the current balance for the Committee's 2022/23 Capital Programme was £22,701: Barnoldswick £20,790 and Earby and Coates £1,911. It was noted that the table showing the Baroldswick allocation referred to Councillor Marjorie Adams when it should have said Councillor Chris Church.

82. TRAFFIC FLOWS AND PEDESTRIAN AREAS IN BARNOLDSWICK TOWN CENTRE

Members of the Committee had attended a site visit on 23rd August with the PBC Engineering Manager and LCC Operations Engineer to discuss improving the traffic flow and pedestrian areas in Barnoldswick Town Centre. The Engineering Team were putting options together ready for discussing with the town's residents and businesses. Members considered the use of social media, a consultation event and the possibility of displaying the plans at one of the empty shops on Albert Road.

RESOLVED

That agreement be approved in principle for the Engineering Manager to consult on the various options for improving the traffic flow and pedestrian areas in Barnoldswick Town Centre in due course.

REASON

To give local people the opportunity to comment on the proposed improvements to Barnoldswick Town Centre.

83. ENVIRONMENTAL BLIGHT

The Housing, Health and Engineering Services Manager submitted a report on environmental blight sites in West Craven which was noted.

84. DOTCLIFFE ROAD – GRASS VERGE AND PARKING ISSUES

The Planning, Economic Development and Regulatory Services Manager referred to the update from the Council's Environment Officer on the trees on the grassed area outside 10 Dotcliffe Road. He had not had chance yet to check whether the planning conditions for the developments further up Dotcliffe Road had been implemented as required.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager report to the next meeting on whether the planning conditions for the developments on Dotcliffe Road had been implemented as required.

85. OUTSTANDING ITEMS

It was noted that the following items had been requested and an update or report would be provided to a future meeting -

- (a) Traffic issues on Skipton Road, Barnoldswick near junction of Coates Lane.
- (b) Request for LCC to upgrade the carriageway on Station Road.
- (c) Request to repair the pavement in front of the old post office buildings on the corner of Station Road/Skipton Road, Barnoldswick- requested site visit.
- (d) Request to use HRA to strengthen the carriageway on Skipton Road/Fernlea Avenue junction Barnoldswick.
- (e) Open space at Cornmill Place.
- (f) Transfer of Northolme Community Centre.
- (g) Victoria Road Reflagging Scheme – outcome of bid to UK Shared Prosperity Fund.
- (h) Chapman Court Verge – Request for funding to Chief Executive, LCC

With regard to Item (h) Members had been informed, prior to the meeting, that the Director of Highways and Transport at LCC had responded to the Committee's request for funding, explaining why LCC would not be contributing towards the resurfacing works.

RESOLVED

- (1) That with regard to Item (a) the Engineering Manager be asked to speak to the LCC officer who met Members in October 2021 to see when any action concerning the road layout and Speed Indicator Device would be taken.

- (2) That Together Housing be approached again about the possibility of transferring Northolme Community Centre to Earby Town Council (Item (b)).
- (3) That consideration be given at the next meeting on whether to contribute the remaining funds required for the Chapman Court verge resurfacing works scheme from the Committee's Capital Programme.

RESOLVED

To move progress.

86. 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.

87. PROBLEM SITES

The Planning, Economic Development and Regulatory Services Manager submitted a report on problem sites in West Craven and answered related questions.

RESOLVED

- (1) That in respect of Site 2, the Planning, Economic Development and Regulatory Services Manager be asked to contact the owners about when work would be starting on the development for which they had planning approval.
- (2) That in respect of Site 3, the Planning, Economic Development and Regulatory Services Manager be asked to contact the owners about securing the site.

REASON

In the interests of public safety.

Chairman.....