

**MINUTES OF A MEETING OF THE  
COLNE AND DISTRICT COMMITTEE  
HELD AT COLNE TOWN HALL  
ON 2<sup>ND</sup> MARCH, 2023**

*PRESENT –*

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

**Councillors**

S. Cockburn-Price  
D. Lord  
K. McGladdery  
K. Salter

**Co-optees**

M. Thomas  
B. Hodgson

**Officers in attendance**

Neil Watson            *Planning, Economic Development and Regulatory Services Manager*  
Lynne Rowland        *Committee Administrator*

*(Apologies for absence were received from Councillors D. Albin, N. Butterworth, P. McGladdery and A. Sutcliffe and R. Bucknell (Laneshaw Bridge Parish Council) and A. McGladdery (Colne BID).)*



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

<i>Elisabeth Williams</i>	<i>22/0813/FUL Full: Erection of agricultural building on the existing agricultural land, erection of stables on equestrian land, change of use of agricultural land to residential garden, change of use of agricultural land to equestrian land, construction of menage on equestrian land at the Old Dairy, Skipton New Road, Foulridge</i>	<i>Minute No.176(a)</i>
<i>Alison Gander</i>	<i>22/0856/FUL Full: Siting of a static caravan to be used as a permanent dwelling with associated landscaping at Green End Smallholding, Lenches Road, Colne</i>	<i>Minute No.176(a)</i>
<i>Jen Birtwistle</i>	<i>Area Committee Budget 2022/23</i>	<i>Minute No.178</i>

**171.**

**DECLARATION OF INTERESTS**

Members were reminded of the requirements of the Member Code of Conduct concerning the declaration of interests. The following person declared a pecuniary interest in the item indicated –

Councillor K. Salter	22/0813/FUL Full: Erection of agricultural building on the existing agricultural land, erection of stables on equestrian land, change of use of agricultural land to residential garden, change of use of agricultural land to equestrian	Minute No.176(a)
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land, construction of menage on equestrian land  
at the Old Dairy, Skipton New Road, Foulridge

**172. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**173. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 2<sup>nd</sup> February, 2023 be approved as a correct record and signed by the Chairman.

**174. PROGRESS REPORT**

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

A verbal update was provided regarding the item on the town centre litter bins. It was noted that sponsorship had not been obtained for the 7 freestanding bins and 9 waste bins, therefore their replacement would be funded from the Committee's area committee budget as agreed.

Further to the Committee asking for an estimate to sandblast the 21 freestanding cast iron litterbins prior to painting, it had been established that this would be uneconomical. The estimate considered at the last meeting was to wire brush the bins in preparation for painting and was thought to be the best option. The funding of this was considered later in the meeting, at item 178.

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

Draft minutes of a meeting of the Colne and District Working Group of the Colne Community Safety Partnership held on 2<sup>nd</sup> February, 2023 were submitted for information.

The Chairman also provided a brief update on community safety issues and police matters following his attendance at the earlier Community Safety Partnership meeting.

**176. 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 -

**22/0394/FUL Full: External alterations to detached garage associated with 206 Skipton Road to form summerhouse and formation of parking area for two cars and vehicular access at 206 Skipton Road, Colne for Mr T Baines**

**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: BAI/01 Dwg 01b, BAI/01 Dwg 04b, BAI/01 Dwg 05c

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

3. All materials to be used in the elevations and roof of 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:** These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. Prior to first use of the approved development the existing stone boundary wall on the highway frontage of the site to Castle Road shall be reduced to a height not greater than 0.9m above the nearside carriageway level on Castle Road and shall be permanently maintained as such. Nothing above 0.9m in height shall be erected or allowed to grow along the boundary with Castle Road.

**Reason:** To ensure adequate inter-visibility to and from the site access

5. Prior to first use of the approved development the parking area shown on the approved plans shall be constructed, laid out and surfaced in bound porous materials.

**Reason:** In the interest of highway safety to prevent loose surface material from being carried onto the adopted highway.

Note: This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 171 of the Highways Act 1980 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on [lhsvehiclecrossing@lancashire.gov.uk](mailto:lhsvehiclecrossing@lancashire.gov.uk) for the list of approved contractors and to start the Section 171 process.

## **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.***

- 22/0813/FUL Full: Erection of agricultural building on the existing agricultural land, erection of stables on equestrian land, change of use of agricultural land to residential garden, change of use of agricultural land to equestrian land, construction of menage on equestrian land at the Old Dairy, Skipton New Road, Foulridge for Mr Stephen Hardman**

*(Councillor K. Salter declared a pecuniary interest in this item and withdrew from the meeting for this item only.)*

## **RESOLVED**

That further discussions take place with the applicant with regard to the size and location of the proposed agricultural building following which, the Planning, Economic Development and Regulatory Services Manager, in consultation with the Chairman, be delegated authority to **grant consent** subject to appropriate 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.***

**22/0856/FUL Full: Siting of a static caravan to be used as a permanent dwelling with associated landscaping at Green End Smallholding, Lenches Road, Colne for Mr Herbert Taylor**

*(A site visit was carried out prior to the meeting.)*

## **RESOLVED**

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

1. By virtue of its edge of settlement location the proposed development would have an unacceptable impact upon the wider landscape and visual amenity. The design of the proposed dwelling is not in keeping with the character and appearance of the surrounding area, which would result in poor design and contrary to paragraph 134 of the Framework, Policy ENV2 of the Local Plan, Part 1 Core Strategy and the Design Principles SPD.

**22/0864/VAR Variation of Condition: Variation of Condition 2 (Plan 02 and Plan 03) of Planning Permission 17/0444/FUL at Parson Lee Farm, Wycoller Road, Trawden for Mr Jason Chipchase**

*(A site visit was carried out prior to the meeting.)*

The Committee was advised of some outstanding issues relating to this application, therefore consideration of the application had been deferred.

## **(b) Planning appeals**

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

It was reported that the appeal relating to Former Corporation Farm, Corporation Street, Colne had been withdrawn.

**177. ENFORCEMENT/UNAUTHORISED USES**

**Enforcement Action**

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

**RESOLVED**

That the Head of Legal Services be authorised to serve a Section 215 Notice to tidy the land to the north east of Cowfield Farm, Burnley Road, Trawden and to commence enforcement action for the removal of the caravans.

**178. AREA COMMITTEE BUDGET 2022/23**

The Chief Executive reported that the current balance for the Committee's area committee budget for 2022/23 was £25,114.

Members were reminded that there was no longer any automatic carry forward and any slippage would need to be agreed and signed off by Council. The budget carry forward would be capped at a maximum of one year's budget (£42,390) and this cap applied to **unspent** schemes (i.e. committed but not yet spent or only partially spent). If the Committee had more than one year unspent, Members would need to reallocate their spend as required or use the 2023/24 budget to make good the difference.

The following two bids were submitted for consideration –

- Trawden Garden Festival - £2,000
- Colne Parish Church: Parish Room Improvements - £3,751.16

Further to decisions made at the last meeting regarding Colne Town Centre litter bins it was noted that sponsorship had not been obtained for the 7 freestanding bins and 9 waste bins. In addition it had been established that it would be uneconomical to sandblast the 21 freestanding cast iron litter bins prior to painting.

**RESOLVED**

- (1) That funding of £2,000 be awarded from the Committee's central area committee budget towards Trawden Garden Festival.
- (2) That £3,751.16 be awarded from the Committee's central area committee budget for the replacement of the large upstairs window of St. Bartholomew's Church Parish Room.
- (3) That, as sponsorship had not been obtained, the decision of this Committee at its last meeting be reaffirmed in that the funding required to replace the 7 freestanding bins (£2,303) and 9 waste bins (£810) be de-allocated from scheme 3 of the Committee's budget (Premises Improvement Grants) and re-allocated for this purpose (scheme 51).

- (4) That funding of £4,935 from the Committee's central area committee budget be added to scheme 51 and allocated to clean, prime and re-paint the 21 freestanding cast iron litter bins located within the Colne Town Centre area.
- (5) That, should the funding for scheme 51 remain unspent by 31<sup>st</sup> March, 2023, it be carried forward to 2023/2024.
- (6) That the following deallocations be made –
  - £101.50 from scheme 3 (Premises Improvement Grants), to leave a balance of £10,000
  - £599.56 from scheme 9 (Boulsworth Environmental Improvement Fund)
  - £5,623.04 from scheme 11 (Horsfield Environmental Improvement Fund)
- (7) That the Chairman and Vice-Chairman be delegated authority to determine any area committee budget bids received before the date of the next meeting of this Committee.

## **REASON**

***To allocate the Committee's budget effectively.***

### **179. TRAFFIC LIAISON MEETING**

The minutes of the Traffic Liaison meeting held on 30<sup>th</sup> November, 2022 were submitted for information.

### **180. SUSTAINABLE ACTIVE TRAVEL**

The Chief Executive submitted, for information, a report on sustainable and active travel which had been submitted to the Special Budget Policy and Resources Committee on 9<sup>th</sup> February, 2023. Members of the Committee were asked to consider putting forward additional cycle routes within their area as part of the consultation on the Council's Cycling Legacy Strategy 2016/21.

Ideas should be submitted to Tricia Wilson, the Council's Project Co-ordinator by the end of March 2023.

### **181. PROVISION OF LITTER/DOG WASTE BINS**

The Environmental Services Manager advised that due to wear, damage or a reduced need for the facility, 11 bins had been replaced/removed by Environmental Services in Quarter 3, for the period October 2022 to December 2022.

### **182. COLNE YOUTH ACTION GROUP**

An update was provided on the work and activities of the Colne Youth Action Group (CYAG).

With regard to the Youth Hub, it was noted that the leaking roof had now been repaired; the lighting had been changed to dimmable, directional spotlights to reduce electricity costs; and a professional kitchen was being designed.

### **183. ENVIRONMENTAL BLIGHT**

The Committee was advised that there were no existing environmental blight sites and no new sites had been put forward.

The definition of an environmental blight site was:

- Untidy/derelict piece of Council land requiring tidying up and maintaining.
- Untidy/derelict piece of unregistered land requiring tidying up and maintaining.
- Untidy/derelict piece of Council-owned or unregistered land which needed regenerating (e.g., former garage colony converted to a landscaped parking area).

New sites were to be reported to Tricia Wilson ([tricia.wilson@pendle.gov.uk](mailto:tricia.wilson@pendle.gov.uk)) including a contact name and contact details with a brief description of the site and the problem.

**184. OUTSTANDING ITEMS**

The following items had been requested by the Committee. Reports would be submitted to a future meeting(s).

- (a) Wheel Park, Vivary Way, Colne – design plan and specification
- (b) Conservation areas
- (c) Town Boundary Signs – confirmation of what's permissible

**185. EXCLUSION OF THE 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 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.

**186. 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.

A verbal update was given on a number of cases on the list.

**187. PROBLEM SITES**

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

CHAIRMAN \_\_\_\_\_