

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 30TH MARCH, 2023**

PRESENT –

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

Councillors

*N. Butterworth
S. Cockburn-Price
D. Lord
K. McGladdery
K. Salter*

Co-optees

M. Thomas

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 and A. Sutcliffe and R. Bucknell (Laneshaw Bridge Parish Council) and A. McGladdery (Colne BID).)



188. DECLARATION OF INTERESTS

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

Councillor D. Cockburn-Price	23/0082/FUL Full: Erection of two storey rear extension with alterations and the change of use of agricultural land to garden and landscaping at Heyroyd Farmhouse, Skipton Old Road, Colne	Minute No.193(a)
Councillor S. Cockburn-Price		

189. PUBLIC QUESTION TIME

There were no questions from members of the public.

190. MINUTES

RESOLVED

That the Minutes of the meeting held on 2nd March, 2023 be approved as a correct record and signed by the Chairman.

191. PROGRESS REPORT

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

192. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

The crime figures for March 2023 were submitted for information. The figures related to the policing areas of Waterside, Horsfield, Colne Rural, Vivary Bridge and Foulridge and the totals were broken down as detailed below.

Burglary – Residential	0
Burglary – Commercial	3
Vehicle Crime	10
Hate Crime	0
Assaults	33
Theft	31
Criminal Damage	14
All Recordable Crime	199
Anti-Social Behaviour	69

Draft minutes of a meeting of the Colne and District Working Group of the Colne Community Safety Partnership held on 2nd March, 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.

193. 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 -

23/0043/FUL Full: Erection of 5 detached houses and associated works at land to the south of Green Meadow, Trawden for Foster Building Contractors Ltd

RESOLVED

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

1. The design of the development is not reflective of the character of the location and Conservation Area and represents poor design which would cause harm to the visual amenity of the area and significance of the Conservation Area. Whilst the harm to significance would be less than substantial it would not be outweighed by the public benefits of the development. The development is therefore contrary to Policies ENV1, ENV2 and LIV5 of the adopted Pendle Local Plan Part 1: Core Strategy, Policies 3 and 6 of the adopted Trawden Forest Neighbourhood Plan and paragraphs 134, 199, 201 and 202 of the National Planning Policy Framework.
2. The proposed development does not make provision for affordable housing contrary to LIV4 of the adopted Pendle Local Plan Part 1: Core Strategy and Policy 3 of the adopted Trawden Forest Neighbourhood Plan.

23/0082/FUL Full: Erection of two storey rear extension with alterations and the change of use of agricultural land to garden and landscaping at Heyroyd Farmhouse, Skipton Old Road, Colne for Mr David Cockburn-Price

(Councillors D. Cockburn-Price and S. Cockburn-Price declared a pecuniary interest in this item and withdrew from the meeting for this item only. In the absence of the Vice-Chairman, Councillor K. McGladdery was elected to take the Chair for this item.)

Councillor K. McGladdery – (In the Chair)

The Planning, Economic Development and Regulatory Services Manager reported receipt of the requested Arboricultural Impact Assessment (AIA) along with the Arboricultural Method Statement (AMS) and Tree Protection Plan, in accordance with British Standard (BS 5837:2012). These documents were acceptable. The recommendation to approve the application remained the same, subject to the addition of one extra condition.

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:
Drawings HF-100, HF-101, HF-102A, HF-111A, HF-112A, HF113A, 01, 03 and 02, submitted 23.02.2023

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

3. The external materials 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: 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 occupation of the approved development the parking area shown on the approved plans shall be constructed and laid out as submitted. The parking area shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

5. Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

Reason: To ensure that the development provides the infrastructure for sustainable forms of transport.

6. 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 E of Part 1 of Schedule 2 of that Order shall be carried out within the area marked out in plan PD REM: 31/03/2023 without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the openness of the Green Belt and Open Countryside.

7. The development hereby permitted shall be carried out in accordance with the approved Arboricultural Impact Assessment and the Arboricultural Method Statement and Tree Protection Plan, received 22.03.2023.

Reason: In the interests of tree protection and visual amenity of the area.

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 policy, design, amenity and highway safety. 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.

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

(b) Planning appeals

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

194. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

The Committee reported issues at a further two locations where it was felt enforcement action may be necessary. The Planning, Economic Development and Regulatory Services Manager agreed to investigate the issues reported.

195. AREA COMMITTEE BUDGET 2022/23

At the last meeting of this Committee, Members were reminded of the cap on the area committee budget carry forward of one year's budget (£42,390). As the Committee still had an unallocated balance and, in view of the timescales, the Committee agreed to delegate authority to the Chairman and Vice-Chairman to determine any bids received between the last meeting and this.

The Director of Place submitted a report which advised of the funding that had been approved since the last meeting. The report also highlighted those schemes with funds committed but not yet spent, that could potentially be carried forward to 2023/24.

Where all required documentation had been received, funds would continue to be paid up until the accounting deadline.

196. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison Meeting held on 23rd February, 2023 were submitted for information.

Members noted the reports of vehicles jumping the traffic lights on both Vivary Way and Langroyd Road, Colne and the request for Members to support an initiative to have cameras introduced at these locations. This was an issue that had previously been raised by this Committee and reported to Lancashire County Council, therefore Members were in full support of the initiative.

RESOLVED

That the Traffic Liaison Meeting, the Police, and the Road Safety Partnership be advised of this Committee's full support of the initiative to introduce cameras at the traffic lights on both Vivary Way and Langroyd Road, Colne.

REASON

In the interests of highway safety.

197. TOWN BOUNDARY SIGNS

The Director of Place submitted a report which provided confirmation from Lancashire County Council on the options available for the replacement of the town boundary signs.

It was explained that, under the Traffic Signs Regulations and General Directions (TSRGD) 2016 two types of boundary sign were permitted, with varying different restrictions on wording and colour. A summary of the restrictions together with a diagram of the two options, with costings, was included in the report.

Both sign types allowed a phrase which denoted an item of local geographical or historical interest, such as 'Market Town' or similar. This limited the possible options for inclusion in the sign.

The Committee was asked to determine its preferred sign type and the colour and content required for the new sign.

Members accepted that much of the supplementary wording previously suggested by this Committee would not be permitted. However, it was felt that the options should be put to the County Council for reconsideration.

RESOLVED

- (1) That the Director of Place be requested to mock-up one sign of the larger design for submission to Lancashire County Council and they be asked to further consider the six suggestions for supplementary wording as follows -

- We're Jammin'
- Bonnie Colne on th'ill
- Market Town since 1120
- Where the band plays on
- East Lancs. Theatreland
- A Town on the Edge

(2) That Lancashire County Council be asked to replace Town Centre Sign 09 (Keighley Road).

REASON

- (1) ***To allow for further consideration of the request to provide informative, intriguing and enhanced signage on the key gateways into the Town.***
- (2) ***The sign has been removed and replaced by a roundabout sign.***

198. ABANDONED VEHICLES

The Director of Resources submitted a report which advised the Committee on the action available to officers to deal with abandoned vehicles and nuisance vehicles and explained the difference between the two.

The Committee was advised that all reports of abandoned vehicles were logged on a database and a separate spreadsheet was being maintained for reports in Colne and District. It was proposed that an update on progress would be included in the Committee's quarterly environmental crime report.

It was also reported that, over the next three months the Community Protection Co-ordinator would work with Environmental Services on reported abandoned vehicles in Colne and District. Where they did not meet the criteria or after investigation were disqualified and if, other than for no tax or MOT, they may represent a nuisance, an investigation would be carried out to see if a solution could be found or a Community Protection Warning warranted in accordance with the legislation and statutory guidance.

RESOLVED

- (1) That the Director of Resources and/or Environmental Services Manager be requested to submit a monthly update on progress on reported abandoned vehicles in Colne and District rather than the quarterly update proposed.
- (2) That, where a reported abandoned vehicle did not meet the criteria or after investigation were disqualified and if, other than for no tax or MOT, they represented a nuisance, the Director of Resources be asked to proceed to a Community Protection Warning without further negotiations.

REASON

- (1) ***To allow for regular monitoring of progress on abandoned vehicles in Colne and District.***
- (2) ***To speed up the process in dealing with nuisance vehicles.***

199. PREMISES IMPROVEMENT GRANTS: 2022/23 SUMMARY

The Planning, Economic Development and Regulatory Services Manager submitted a report which updated the Committee on the progress made on the Colne Premises Improvement Grants

Scheme in 2022/23. An additional funding allocation was requested to allow the programme to continue.

RESOLVED

- (1) That the summary of the Premises Improvement Grants Scheme be noted.
- (2) That the funding allocation of £10,000 remaining in the ledger from 2022/23 be carried forward to the 2023/24 year and should additional funding be required to support further applications, a request be made as appropriate.
- (3) That there be three members appointed to the Grant Panel and these be agreed at the next meeting of this Committee.

REASON

- (1) ***To allow the Premises Improvement Grants Programme to fund future projects in 2023/24.***
- (2) ***To allow Members to make decisions that support the ongoing regeneration of Colne Town Centre.***

200. COLNE YOUTH ACTION GROUP

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

This included a progress update on works to the Youth Hub; the Holiday Activities and Food (HAF) programme; and liaison work with schools.

The Group was currently looking for someone to run things day-to-day and one full time and one part time post was due to be advertised shortly.

201. ITEMS FOR DISCUSSION

- (a) **Parcels of land to the rear of Belgrave Road; Dam Side; Primet Bridge; Primrose Hill; and to the west of Bankfield Street**

The Chairman reported that the site assessments for the Colne Neighbourhood Plan had identified several parcels of land that appeared redundant, as they did not generate income for the Council but did incur liabilities in terms of their maintenance and upkeep.

It was suggested that the following parcels of land could be declared surplus to requirements in order for them to be sold –

- Land to the rear of Belgrave Road
- Dam Side
- Primet Bridge
- Land at Primrose Hill
- Land to the west of Bankfield Street

RESOLVED

That the Director of Place be asked to assess all suggested sites and report back to a future meeting of this Committee.

REASON

To consider whether any capital receipt could be achieved and to remove any future liability for maintenance.

(b) The Pump House, the Upper Rough

It was reported that the Pump House, the Upper Rough had been vandalised and was attracting anti-social behaviour. It was suggested that enforcement action could be taken. However, as the building formed part of a current planning application it was agreed to defer any action, pending the outcome of the application.

202. 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

203. 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 item 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.

204. 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.

CHAIRMAN _____