

**MINUTES OF A MEETING OF  
WEST CRAVEN COMMITTEE  
HELD AT THE RAINHALL CENTRE  
ON 28<sup>TH</sup> FEBRUARY 2023**

*PRESENT –*

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

**Councillors**

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

**Co-optees**

*J. Greaves, Barnoldswick Town Council  
A. Inman, Earby Town Council*

*(Apologies were received from P. Maskell.)*



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

<i>Mr M. Carr Mrs K. Lee</i>	<i>22/0551/FUL - Full (Major): Change of use of land from storage and dismantling of vehicles to a mixed use of storage and dismantling of vehicles and a 5 plot Travelling Showpeople's Site comprising the siting of 5 static residential caravans, 5 touring residential caravans, equipment and associated vehicle storage, vehicle and equipment maintenance and gated access alterations on Moor Lane at Salterforth Quarry, Moor Lane, Salterforth</i>	<i>Item 152 (a)</i>
<i>Andrew Morgan</i>	<i>22/0829/VAR Variation of Condition: Variation of Condition 2 and Condition 10 (Approved Plans) of Planning Permission 21/0412/VAR at site of Former Ambulance Station, Brogden View, Barnoldswick</i>	<i>Item 152 (a)</i>

**148. DECLARATIONS OF INTEREST**

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

**149. PUBLIC QUESTION TIME**

There were no questions from members of the public. At the last meeting residents from Kelbrook had raised concerns about the condition of Waterloo Road, particularly as the road had only been resurfaced approximately 12 years ago. Members had been informed that all the defects had now been repaired and LCC's Asset Team would be carrying out a road condition survey later in the

year to assess the need for a future resurfacing scheme. Residents were pleased with the outcome.

**150. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at the meeting held on 31<sup>st</sup> January 2023, be approved as a correct record.

**151. POLICE AND COMMUNITY SAFETY ISSUES**

There was no Police representative at the meeting.

**152. 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 -

**22/0676/HHO Full: Erection of a two storey extension to the South East elevation at 9 Earlesdon Avenue, Earby for Mr & Mrs McDermott**

**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: 1.2.100A, 1.2.201, 1.2.202, 1.2.301.

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

3. All the external materials to be used in the elevations and roof of the development hereby permitted shall be as stated on the application form and approved plans, there shall be no variation without the prior consent 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. The ground floor and first storey windows to the north east elevation shall at all times be fitted with obscure glazing to at least level 4 or above unless otherwise agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree or above. The

windows shall be hung in such a way as to prevent the effect of the obscure glazing being negated by way of opening.

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

5. The sedum covered flat roof hereby approved shall not at any time be used as a balcony.

**Reason:** To protect the amenity of neighbours from overlooking.

## **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.***

***22/0551/FUL Full (Major): Change of use of land from storage and dismantling of vehicles to a mixed use of storage and dismantling of vehicles and a 5 plot Travelling Showpeople's Site comprising the siting of 5 static residential caravans, 5 touring residential caravans, equipment and associated vehicle storage, vehicle and equipment maintenance and gated access alterations on Moor Lane at Salterforth Quarry, Moor Lane, Salterforth for Mr Frank Lee***

The Planning, Economic Development and Regulatory Services Manager reported that, following the withdrawal of Highways objections and further discussions with the applicant, the officer's recommendation had been changed from delegate grant consent to approve, with a further condition restricting the dismantling of vehicles to when residents were not occupying the site, unless an assessment of noise and dust impacts concluded that the lawful use would not result in unacceptable residential amenity impacting on nearby residential properties.

## **RESOLVED**

That planning permission be **granted** subject to the following conditions and a further condition relating to the dismantling of vehicles -

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: 1 – received 19/09/2022, 2A, 3B.

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

3. The site shall not be occupied by any persons other than travelling showpeople as defined in planning Policy for Traveller Sites, August 2015, August 2015 - Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in any replacement national policy).

**Reason:** In order to control the occupation of the in the interest of sustainability.

4. No more than 10 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (or any subsequent amending or replacement legislation), (of which no more than 5 shall be a static caravan) shall be stationed on the site at any time.

**Reason:** In order to control the occupation of the in the interest of sustainability.

5. The vehicle dismantling use and activity related to the storage of vehicles shall cease between 1<sup>st</sup> April and 1<sup>st</sup> November every year, or an alternative timescale that has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order to offset the sustainability impact of the residential use in this location and to control the highway safety impact of the proposed use.

6. There shall be no storage in connection with the vehicle dismantling and storage use, including but not exclusively of vehicles, machinery, materials and waste, outside of the area defined for vehicle storage on the approved plan (TBC) and external storage within that area shall not exceed 3m above ground level.

**Reason:** In the interest of visual amenity and to control the scale of the vehicle storage use in the interest of highway safety and sustainability.

7. No part of the development hereby approved shall be occupied until all the highway works for the amended access onto Moor Lane have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority. Works shall include, but not be exclusive to, construction of the access to an appropriate standard including radius kerbs; re-location of any highway gullies out of the amended access; tie-in details to the adopted highway network; measures to prevent water flowing from the adopted highway into the site or discharging from the site onto the adopted highway and a street lighting assessment.

**Reason:** In the interest of highway safety in order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

8. Prior to occupation of the approved development visibility splays measuring 2.4m back from the centre line of each access point and extending 30m to the East and 160m to the West offset 1m from the nearside carriageway edge on Moor Lane shall be provided. The existing vegetation along the site frontage shall be cleared to a height greater than 2m above the carriageway level of Moor Lane. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development.

**Reason:** In the interest of highway safety to ensure adequate inter-visibility between highway users at the site access.

9. Prior to first occupation of the approved development the access between the carriageway edge of Moor Lane and the site gates shall be surfaced in a bound porous material.

**Reason:** In the interest of highway safety to prevent loose surface material from being carried on to the public highway where it could pose a hazard to other highway users.

10. 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.

11. Prior to first occupation of the approved development secure, covered cycle storage for at least two cycles shall be provided in accordance with a scheme that has been submitted to approved by the Local Planning Authority. The cycle storage shall be permanently maintained thereafter.

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

12. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment (1st December 2022 / QFRA 2269 / UK Flood Risk – Flood Risk Consultants) and surface water sustainable drainage strategy (1st December 2022 / QFRA 2269 / UK Flood Risk – Flood Risk Consultants). The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

**Reason:** To ensure satisfactory sustainable drainage facilities are provided to serve the site.

13. The use 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. 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 commencement of the use 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.

Notes:

1. 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:

- Construction of access to an appropriate standard including radius kerbs
- Re-location of any highway gullies out of the amended access
- Tie-in details to the adopted highway network
- Measures to prevent water flowing from the adopted highway into the site or discharging from the site onto the adopted highway.
- Street lighting assessment.

The applicant should 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.

2. The grant of planning permission does not give approval to a connection being made to Lancashire County Council's highway drainage system.

## **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 all 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.***

***22/0829/VAR Variation of Condition: Variation of Condition 2 and Condition 10 (Approved Plans) of Planning Permission 21/0412/VAR at site of Former Ambulance Station, Brogden View, Barnoldswick for Mr Graham Harker***

## **RESOLVED**

That consideration of the application be **deferred** for a site visit.

### **(b) Planning Appeals**

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

**153. ENFORCEMENT ACTION**

**(a) Prosecutions**

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

**(b) Land on the south east side of Long Ing Lane**

The Planning, Economic Development and Regulatory Services Manager submitted an update on Land on the south east side of Long Ing Lane for information. He apologised for the delay in seeking resolution of this issue for residents but assured Members that he was now in discussions with the developers. The matter was proceeding to Court on 23<sup>rd</sup> March but he was hopeful that the necessary action to resolve outstanding issues would be taken soon.

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

*(A. Inman declared a non-pecuniary interest in this item when the Earby Events Group item was discussed.)*

It was reported that the current balance for the Committee's budget for 2022/23 was £601, which was all in the Earby and Coates Councillors' allocation.

Members noted that the budget carry forward would now be capped at a maximum of 1 year's Budget i.e. £31,490 and that this cap applied to unspent schemes. Should the Committee have more than 1 year's budget unspent it would need to reallocate its spend as required or use the 2023/24 budget to make good the difference. There was a discussion about the Earby reflagging scheme which was being part funded by the UK Shared Prosperity Fund and part funded by the area committee budget. Members wanted an assurance that all the funding needed for the scheme was in place in order for it to go ahead.

Members considered a bid from Earby Events Group seeking £500 towards Earby Village Fun Day on 14<sup>th</sup> May.

**RESOLVED**

- (1) That the Engineering Manager be asked to provide an update to the next meeting on the funding for the UKSPF Earby reflagging scheme and to repeat the request for LCC to contribute to the scheme.
- (2) That £500 be allocated to the Earby Events Group for help with funding for Earby Village Fun Day.

**REASON**

***To enable the area committee budget to be allocated effectively.***

**155. TRAFFIC LIAISON MEETING**

The minutes of the meeting of the Traffic Liaison Meeting held on 30<sup>th</sup> November, 2022 were submitted for information. Clarification was sought on the discussions on New Road, Earby which were mentioned in paragraph 3.

**156. ENVIRONMENTAL BLIGHT**

An update on environmental blight sites in West Craven was submitted for information.

**157. SUSTAINABLE AND ACTIVE TRAVEL**

The Chief Executive submitted a report on sustainable and active travel which had been considered by the Special Budget Policy and Resources Committee on 9<sup>th</sup> February 2023. Members 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.

**RESOLVED**

- (1) That the following routes be considered for inclusion in the County's Cycling and Walking Infrastructure Plan for East Lancashire -
  - Completion of the cycleway between Barnoldswick and Earby, which had been only partially implemented
  - Creation of a new cycle route into Skipton along the Earby railway line (although it was accepted that a large part of this route would come under the remit of the new North Yorkshire Council)
  - Creation of accessible, safe cycle and walking routes within each town in West Craven, including a route to Thornton, a route from Victory Park to Valley Gardens along the beck, taking in the industrial park, and one from Barnoldswick Town Green to the school.
- (2) That active travel along the canal be fully utilised, that access to 2 disused bridges in Barnoldswick be encouraged and the route connecting Barnoldswick to West Marton.
- (3) That Parish and Town Councils be asked for their views on possible additional cycle routes within their area.

**REASON**

***To provide sustainable and active travel routes in the West Craven area.***

**158. NORTH WEST AMBULANCE SERVICE**

The new Cumbria and Lancashire Area Director of the NWAS, Matt Cooper, attended the meeting to discuss ambulance response times in the area. He was accompanied by David Dixon, Local Operational Manager and Shaun Sproule, Regional Director Chain of Survival Lead and Blue Light Collaboration Officer.

A presentation was given setting out their Strategy for the next 3-5 years which was giving the right care at the right time at the right place to make the best use of resources. This did not always



mean ambulances attending a scene, or involving a blue light to the nearest hospital. It could be treatment at home. They were trying to get more clinicians in the Control Room so they could advise what to do over the telephone (Hear and Treat) offering support until an ambulance or clinician arrived on scene (See and Treat). This would enable them to prioritise the call outs and take patients to the more suitable place for treatment for the best outcome, which could be a hospital, an acute ward or a centre of excellence.

Performance across the northwest and East Lancashire was discussed. There had been increased pressure on service delivery following Covid and a difficult winter. The work NWAS had been doing through the winter with See and Treat and Hear and Treat were increasingly being used and helping to reduce the number of unnecessary call outs. This was resulting in improved response times.

In terms of community resilience, public defibrillators were being put on the national network and new guardians being appointed to look after them. It was hoped that this exercise would be completed in 6 months' time. All schools were being provided with defibrillators and any community groups/organisations thinking of purchasing one were encouraged to go through the NWAS who could get them at a discounted price.

It was acknowledged that residents in West Craven and other more rural areas across the north west might have to wait longer for an ambulance than in more urban areas. It was therefore important to try to build community resilience so that, if necessary, local volunteers could respond quickly to the scene and be backed up with appropriate resourcing. The NWAS were keen to recruit more Community First Responders in West Craven and to look after them with the support they needed.

## **RESOLVED**

- (1) That Councillors work with NWAS to see what could be done to improve community resilience – including a recruitment event for Community First Responders and the offer of some CPR training to local residents.
- (2) That the NWAS be invited back in a year's time to discuss progress with implementing their Strategy and improving community resilience.

## **REASON**

***To improve the outcome for West Craven residents needing emergency health care.***

### **159. OPEN SPACE AT CORNMILL PLACE**

It was reported that the Duchy Solicitor had agreed to transfer the title at Cornmill Place at nil cost, in accordance with the original intention of the Section 106 Agreement.

### **160. PROVISION OF DOG/LITTER BINS & CONDITION OF SUBSTATION SITES**

It was reported that £600 had been allocated to West Craven for the provision of new bins. In Quarter 3, for the period 1<sup>st</sup> October - 31<sup>st</sup> December 2022, £201.65 was spent, leaving £398.35 in the budget. Due to wear, damage or a reduced need for the facility, 5 bins had been replaced or removed by Environmental Services in Quarter 3.

Members were asked to provide location details of any substations that were causing a problem with litter and/or fly tipping to Environmental Services.

**161. 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) Possible Transfer of Northolme Community Centre to Earby Town Council
- (b) Land adjoining 24 Tysley Grove, Earby
- (c) Meeting requested with LCC – parking problems at West Craven High School
- (d) Meeting requested with Transdev/LCC – anti-social behaviour on bus services
- (e) Meeting requested with Together Housing regarding drainage issues at Wentcliffe Drive, Earby
- (f) Costings for Coates Lane/Skipton Road highway improvements.

Members noted that a meeting had being arranged with representatives of Together Housing and PBC Engineering officers for the 15<sup>th</sup> March to discuss drainage issues at Wentcliffe Drive.

Reference was also made to an email from Transdev which had been circulated to Members of the Committee assuring them that the company had no intention of cutting any bus services due to antisocial behaviour on the M5 or Wizz. The company said they were not aware of any problems with anti-social behaviour at present on these particular routes but would be happy to investigate any complaints or incidents that Members were aware of, if they got in touch.

**162. EXCLUSION OF THE 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 or any action to be taken in connection with the prevention, investigation or prosecution of a crime.

**163. OUTSTANDING ENFORCEMENTS**

The Planning, Economic Development and Regulatory Services Manager submitted a report on outstanding enforcements which was noted.

**164. ENVIRONMENTAL CRIME – QUARTER 3**

The Environmental Services Manager submitted a report on environmental crime action in West Craven for the period 1<sup>st</sup> October to 31<sup>st</sup> December 2022 which was noted.

**165. PROBLEM SITES**

The Planning, Economic Development and Regulatory Services Manager submitted a report on problem sites in West Craven for information. A number of sites were mentioned as possible additions to the list which would be investigated.