

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT MOUNT ZION BAPTIST CHAPEL, EARBY
ON 28TH MARCH 2023**

PRESENT –

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

Councillors	Co-optees	Police
<i>C. Church</i>	<i>A. Inman, Earby Town Council</i>	<i>Insp C. Pearson</i>
<i>M. Goulthorp</i>	<i>P. Maskell, Kelbrook and Sough Parish Council</i>	<i>PCSO N. Wallin</i>
<i>J. Purcell</i>		
<i>D. M. Whipp</i>		
<i>T. Whipp</i>		



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

<i>P. Parris</i>	<i>Police and Community Safety Issues</i>	<i>Item 169</i>
<i>I. Swain</i> <i>J. Cliff</i>	<i>22/0413/FUL - Full: Major: Change of use of land from agricultural and engineering operations to form 44 caravan pitches and erection of new amenity/shower block at Caravan Site, Lower Greenhill Farm, Kelbrook, Salterforth</i>	<i>Item 170 (a)</i>

166. DECLARATIONS OF INTEREST

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

167. PUBLIC QUESTION TIME

There were no questions from members of the public.

168. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 28th February 2023, be approved as a correct record.

169. POLICE AND COMMUNITY SAFETY ISSUES

Crime statistics for January and February 2023 had been submitted for information. The March crime figures were presented at the meeting. They were broken down as follows –

Burglary – Residential	1
Burglary – Commercial	5
Vehicle Crime	4

West Craven Committee (28.03.2023)

Hate Crime	0
Assaults	7
Theft	4
Criminal Damage	6
Anti-Social Behaviour (ASB)	28

Inspector C. Pearson and PCSO N. Wallin attended the meeting and gave an update on Police work in the area. In particular, work ongoing with groups of young people to tackle anti-social behaviour, and the extra resources being brought in to boost patrols, especially in the evenings.

There was a discussion about how best to report crimes and the lack of youth provision in the area. A local resident asked for advice on dealing with a situation he had experienced recently with young people and intimidating behaviour. He also invited comments on the response when ringing 999 for help. Inspector Pearson agreed to take the log number and look into this call and get back to him. Also, to feedback any lessons learnt to the emergency call centre operators so they could make improvements. She acknowledged that there had been delays with through to 101, but said that more operators were being recruited to try to improve the call response times.

Inspector Pearson acknowledged the recent spate in commercial burglaries which had started New Year's Day. She was confident that most of them had been caused by the same offender who had recently been apprehended. She suggested that good quality CCTV that was able to show detailed night activity was worth investing in for local retailers, businesses and in the wider community, where possible, so that there was wider coverage around towns and more chance of detecting people committing crimes.

The plea from the Police was that people report crimes where possible, if in physical danger or a life-threatening emergency through 999, otherwise via 101 or online. She also encouraged people to sign up to *In The Know*, a free service run by Lancashire Police that provided regular updates on crime in their local area and the work of the local neighbourhood policing team.

RESOLVED

That LCC be asked if they would provide some evening youth activity sessions at the Civic Centre in Barnoldswick and New Road Community Centre in Earby to give young people somewhere to go at night.

170.

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 -

22/0044/FUL Full: Erection of 3 detached dwellings with access from Dotcliffe Road, Dotcliffe Yard, Dotcliffe Road, Kelbrook for Mr P. Sanderson

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

An update was circulated prior to the meeting reporting the requirement of an additional condition on a remediation strategy to deal with the risks associated with contamination of the site following the response from the Environment Agency.

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: SA/02 Dwg 00 Location Plan, SA/02 Dwg 04 Proposed Site Plan, SA/02 Dwg 01 House Type 1 Proposed Elevations and Floor Plans, SA/02 Dwg 02 House Type 2 Proposed Elevations and Floor Plans, SA/02 Dwg 03 House Type 3 Proposed Elevation and Floor Plans

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

3. The development hereby permitted shall not be commenced unless and until samples of the external materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter at all times be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. Notwithstanding the provisions of Article 3 and Part 1 of the second schedule of the Town and 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 A, B, C, D, E of Part 1 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: In order to enable the Local Planning Authority to control any future development on the site, in order to safeguard the character and visual amenity of the area.

5. A scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority within two weeks of the commencement of development. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before the first dwelling is occupied.

Reason: In order to control foul and surface water disposal and to prevent pollution and flooding.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking and access of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) Wheel-washing facilities
 - v) Measures to control the emission of dust and dirt during construction.

Reason: In the interests of amenity and highway safety.

7. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and 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. all proposed boundary treatments with supporting elevations and construction details;
 - e. all proposed hard landscape elements and pavings, including layout, materials and colours;
 - f. 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 approved form within the first planting season following the substantial completion 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.

8. Prior to the commencement of development, a written scheme and methodology regarding site excavations shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme of archaeological investigation and recording in the event that remains are uncovered during the excavation process. The subsequent archaeological record shall then be submitted to the Council prior to the first occupation of the dwellings hereby approved.

Reason: To record the features of archaeological importance.

9. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement, including, but not exclusive to, the construction of a new section of footway, dropped pedestrian crossings, street lighting assessment, has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

10. No part of the development hereby approved shall be commenced until all the highway works to form the site access have been constructed and completed in accordance with the scheme approved under Condition 9.

Reason: To enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users.

11. No part of the development hereby approved shall be occupied until all the highway improvement works have been constructed and completed in accordance with the scheme approved under Condition 9.

Reason: 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.

12. Prior to the first occupation of any dwelling hereby approved visibility splays measuring 2.4m back from the centre line of the access and extending 25m to the nearside carriageway edge in both directions on Dotcliffe Road shall have been provided at the site access. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splays. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the site access, in the interests of highway safety.

13. The gateposts as shown on approved drawing SA/02 – Dwg – 04a shall be set a minimum of 5m behind the nearside edge of the adjacent footway and shall open away from the highway.

Reason: To allow vehicles to pull clear of the highway when entering the site.

14. Prior to the first occupation of any dwelling hereby approved, the parking spaces and manoeuvring areas as shown on drawing SA/02 – Dwg – 02B shall be laid out and provided for that property. The spaces shall be retained thereafter and available for the parking of vehicles and the manoeuvring areas kept free from obstruction in perpetuity.

Reason: To ensure suitable parking and manoeuvring provision within the site.

15. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses

- potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

- To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.
- To prevent deterioration of a water quality element to a lower status class in the underlying aquifer and adjacent surface water stream

Informative 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 construction of the access to an appropriate standard, including a minimum width of 4.5m and with radius kerbs
- buff coloured tactile paved dropped pedestrian crossings on both sides of the access, and on both sides of the junction of Millbeck Lane
- re-location of any highway gully within the new access
- a street lighting assessment
- construction of a new section of footway, a minimum 1.8m wide, extending from the end of the existing footway leading from the junction of Dotcliffe Road with Millbeck Lane to the site access – a length of approximately 16m.

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, 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. No works should be undertaken within the adopted highway network without prior written authorisation from the county council.

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.

22/0413/FUL Full: Major: Change of use of land from agricultural and engineering operations to form 44 caravan pitches and erection of new amenity/shower block at Caravan Site, Lower Greenhill Farm, Kelbrook Road, Salterforth for Mr & Mrs N. Hudson

RESOLVED

That planning permission be **refused** for the following reason -

1. The proposed development would result in unacceptable harm to the landscape and visual amenity of the area contrary to policies ENV1, ENV2 and WRK5 of the adopted Pendle Local Plan Part 1.

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

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

RESOLVED

That planning permission be **granted** subject to the following conditions -

1. The proposed development hereby permitted shall be begun before the 28th September 2020 or as extended by the Business and Planning Act 2020 to the 1st May 2021.

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: ADM/16/26/04 Rev. A, ADM/16/26/05 Rev B and ADM/16/26/07 Rev B, ADM/16/26/01 Rev F.

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

3. The remediation measures shall be implemented in strict accordance with the detail submitted and agreed on 5th February 2020 and shall thereafter be carried out in accordance with the approved implementation timetable;e under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the Local Planning Authority.

In addition, prior to commencing construction of any building, the developer shall first submit to an obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future proposals fo the site.

Reason: In order to protect the health of the occupants of the new development and / or in order to prevent contamination of the controlled waters.

4. The drainage scheme shall be carried out in strict accordance with the approved details submitted and agreed on the 5th February 2020 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

5. The Construction Code-of-Practice should be compiled in a coherent and integrated document and should be accessible to the site manager(s), all contractors and sub-contractors working on the site. As a single point of reference for site environmental management the CCP should incorporate all agreed method statements, such as the Site Waste Management Plan and Demolition Method Statement. All works agreed as part of the plan shall be implemented during an agreed timescale and where appropriate maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate measures are in place to protect the environment during the construction phase(s).

6. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads. The new estate road should be completed to at least base course level up to plots 6, 7 and 8 before the commencement of the construction of dwellings on these plots. The final wearing course of the estate road shall be completed prior to first occupation of the dwellings on plots 6, 7 and 8 of the Site Layout Plan.

Reason: To ensure that satisfactory access is provided to the site before construction of the development hereby permitted commences.

7. The access to plots 1, 2, 3, 4 and 5 shall be so constructed to allow clear visibility from a point 1.05m above ground level at the centre of the access and 2.4m distance from the adjoining edge of the carriageway, to points 1.05m above ground level at the edge of the carriageway and 43m distant in each direction measured from the centre of the access along the nearside adjoining edge of the carriageway of Brogden Lane prior to the commencement of dwellings on plots 1, 2, 3, 4 and 5.

Reason: In order to ensure satisfactory visibility splays are provided in the interests of highway safety.

8. The development shall be constructed in strict accordance with the materials submitted and approved on 5th February 2020 unless otherwise agreed in writing by the Local Planning Authority. The development shall then be completed in strict accordance with the approved details.

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

9. The windows and doors of the approved dwellings shall be set back from the external face of the walls of the units by at least 100mm.

Reason: To ensure a satisfactory form of development

10. No dwelling shall be occupied until space has been laid out within its plot in accordance with drawing no ADM/16/26/01 Rev F. For cars to be parked and that space shall thereafter be kept available at all times for the parking of vehicles.

Reason: To allow for the effective use of the parking areas.

11. The development hereby permitted shall be completed in strict accordance with the detailed landscaping scheme submitted and approved on 5th February 2020 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is adequately landscaped so as to integrate with its surroundings

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure the development is adequately landscaped so as to integrate with its surroundings.

13. Waste and recycling receptacles shall be provided on the plot of any dwelling hereby permitted prior to its first occupation.

Reason: To ensure adequate provision for the storage and disposal of waste.

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.

22/0848/FUL Full (Major): Site clearance, demolition of existing buildings and erection of 53 new dwellings with associated access road, car parking and landscaping at Spring Mill, Stoney Bank Road, Earby for Pearl Together Limited

(Cllr D. Whipp declared a non-pecuniary interest in this item as a Director of Pearl Together Limited and did not vote on the application.)

An update was circulated prior to the meeting with an amended site plan which required condition 2 to be amended. There was a change to some of the wording in conditions 5, 6, 7 and 8 and an additional condition regarding the site access. It also reported a consultation response from Yorkshire Water.

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 SM-BTP-00-LP-DR-A-3817_100, Proposed Site Plan SM-BTP-00-SP-DR-A-3817_105.F, Electric Car Charging Points SM-BTP-00-SP-DR-A-3817_112, Landscaping Layout 4314-101-Rev A, Planting Plan 1 of 2 4314-201-Rev A, Planting Plan 2 of 2 4314-202-Rev A, Highway Layout Access Plan 110.21002-ACE-00-ZZ-DR-C-2000 P2, Highway Contour Layout 110.21002-ACE-00-ZZ-DR-C-2040 P2, Boundary Plan SM-BTP-00-ZZ-DR-A-3817_108 Rev B, Proposed Access Arrangements 1797/01, Drainage Layout 110.21002-ACE-00-ZZ-DR-C-01000 P03, Standard House Type Elevation & Floor Plan BF-BTP-06-ZZ-DR-A-3817_114, 4B6P House Type Elevation & Floor Plans SM-BTP-10-ZZ-DR-A-3817_130, 3B5P House End Bay SM-BTP-11-ZZ-DR-A-3817_126, 1B Bungalow Elevation & Floor Plan SM-BTP-22-ZZ-DR-A-3817_135, Street Elevation & Sections SM-BTP-00-ZZ-DR-A-3817_110.B, Site Clearance Plan SM-BTP-00-SP-DR-A-3817_103

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

3. Samples of materials including descriptions, name of source/quarry shall be submitted to the Local Planning Authority for written approval prior to commencement of work on the site. The development shall be carried out using only the agreed materials.

Reason: In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 - i) The parking of vehicles of site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and

- construction works
- viii) Details of working hours
- ix) Routing of delivery vehicles to/from site
- x) Demolition Management Plan / Programme

Reason: In the interests of highway safety

5. Within 3 months of commencement of development a scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling.
- a. Reinstatement of footways on Stoney Bank Road and Bailey Street across former points of access which have been permanently closed.
 - b. New continuous footway on Chapel Street at realigned retaining wall.
 - c. Dropped kerb and cycle lane for cyclists to enter and leave carriageway on Bailey Street at link into development.
 - d. Dropped kerbs at site access and on both sides of Bailey Street
 - e. Relocation of road hump on Bailey Street

Reason: In the interests of highway safety

6. Within 3 months of commencement of development details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.

Reason: In order to ensure a satisfactory maintenance strategy for the development site

7. Within 3 months of commencement of development full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to occupation of the final dwelling. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety

8. The internal estate roads shall be constructed in accordance with a specification to be agreed in writing by the Local Planning Authority to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority. The estate road shall be completed in its entirety including wearing course whichever occurs the sooner of 2 years from commencement of development or the substantial completion of the final dwelling.

Reason: In the interests of highway safety

9. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.

Reason: In the interests of highway safety

10. Prior to first occupation each dwelling shall have a secure cycle store for at a ratio of 1 cycle space per bedroom.

Reason: In order to promote sustainable methods of transport

11. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

Reason: In order to promote sustainable modes of transport

12. All windows shall be set back from the external face of the walls by a minimum of 70mm.

Reason: To ensure a satisfactory appearance to the development in the interest of visual amenity.

13. 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 A and D of Part 1 shall be carried out 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 residential amenity.

14. The development hereby approved shall be carried out in strict accordance with the Bat Presence / Absence Survey NGR: SD 91031 46575, dated 21/07/2022.

Reason: In order to adequately safeguard protected species.

15. Prior to the commencement of development, the applicant shall have submitted to and have agreed in writing by the local planning authority, a method statement which sets out in detail the method, standards and timing for the investigation and subsequent remediation of any contamination which may be present on site.

The method statement shall detail how:-

- i. an investigation and assessment to identify the types, nature and extent of land contamination affecting the application site together with the risks to receptors and potential for migration within and beyond the site will be carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001) will be carried out and the method of reporting this to the local planning authority; and

ii. A comprehensive remediation scheme which shall include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) will be submitted to and approved in writing by the local planning authority.

All agreed remediation measures shall thereafter be carried out in accordance with the approved implementation timetable under the supervision of a geotechnical professional and shall be completed in full accordance with the agreed measures and timings, unless otherwise agreed in writing by the local planning authority.

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the local planning authority, a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

17. Works to remove the trees in accordance with Arboricultural plan reference TPP/4582/Y/300 shall be carried out outside of the bird nesting season.

Reason: In the interests of protected species.

18. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

Reason: To prevent trees or hedgerows on site from being damaged during building works.

19. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

Reason: In the interest of satisfactory and sustainable drainage

20. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- b) evidence of existing positive drainage to public sewer and the current points of connection; and
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage

21. 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 (25th October 2022/ 110.21002-ACE-ZZ-ZZ-RP-C-0001 / Adept) and existing network calculations (7th February 2023 / 10.21002-ACE-00-ZZ-CA-C-0002 / Adept). The measures shall be fully implemented prior to occupation 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 in consultation with the Lead Local Flood Authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and Policy ENV 7 of the adopted Core Strategy 2011-2030, Pendle Local Plan Part 1.

22. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment and indicative surface water sustainable drainage strategy submitted (25th October 2022 / 110.21002-ACE-ZZ-ZZ-RP-C-0001 / Adept), existing network calculations (7th February 2023 / 10.21002-ACE-00-ZZ-CA-C-0002 / Adept) and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.
 - d) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.
 - e) Evidence of an agreement in principle with the third party asset owner to connect to the off-site surface water sewer.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and Policy ENV 7 of the adopted Core Strategy 2011-2030, Pendle Local Plan Part 1.

- 23.** No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not runoff rate from the site prior to redevelopment or the proposed post development discharge rate.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 167 of the National Planning Policy Framework.

24. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;
- b) Details of SuDS components and connecting drainage structures, including watercourses and their ownership, and maintenance, operational and access requirement for each component;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.

25. The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the

development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.

26. No part of the development commence unless and until a Planning Obligation pursuant to section 106 of the Town & Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The said obligation shall provide for Real Time Information at Earby Bus Station.

Reason: To ensure that the proposed development makes provision to encourage sustainable modes of transport.

27. Prior to commencement of development a phasing plan showing provisions of site access, estate road and all other infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To allow the Local Planning Authority to control the phasing of development in the interests of highway safety and residential amenity.

Informative

1. Connection to Public Sewer

The applicant will require an agreement with the appropriate Water and Sewerage Undertaker to connect to the public sewerage system, alongside any Section 104 agreements for the adoption of the proposed surface water sustainable drainage system.

2. The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk

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 garden extension would be acceptable in this location subject to appropriate conditions. 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.

23/0049/VAR Variation of Condition – Remove Condition 18 (S106 for improvements to 2 bus stops on Earby Road) of Planning Permission 16/0630/OUT for Land at Field Number 0087, Earby Road, Salterforth for Cross Construction Ltd

RESOLVED

That planning permission be **granted** subject to the following conditions –

1. An application for approval of the reserved matters (namely the access, appearance, layout, scale and landscaping of the site) shall be submitted in writing to the Local Planning Authority

before the expiration of three years from 8th December 2016 and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Details of the access, appearance, landscaping, layout and scale (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In order to comply with the requirements of Section 92 of the Town & Country Planning Act 1990.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: CROS/19 – Dwg 00 A & CROS/19/Dwg 02 E.

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

4. Development shall be carried out in accordance with the approved material sample details agreed in application reference 20/0445/CND, dated 01/07/2022.

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

5. The development shall be carried out in strict accordance with the details of the ground levels agreed under application reference 20/0445/CND, dated 01/07/2022.

Reason: To ensure how the development will accommodate the varied land levels and control the final form.

6. The development shall be carried out in strict accordance with the Construction Method Statement approved under application reference 20/0445/CND, dated 01/07/2022.

Reason: To ensure that adequate measures are in place to protect the environment during the construction phase(s).

7. The car parking areas shall be surfaced in accordance with the scheme submitted as part of 20/0445/CND, dated 01/07/2022 and the car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

Reason: To allow for the effective use of the parking areas.

8. The development shall be carried out in strict accordance with the details agreed for the highway works to facilitate construction traffic access, agreed as part of application reference 20/0445/CND dated 01/07/2022.

Reason: To enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

9. No part of the development hereby approved shall be occupied until all the off-site highway works have been constructed in accordance with the scheme approved by the Local Planning Authority as part of application reference 20/0445/CND dated 01/07/2022.

Reason: 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.

10. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

11. The access shall be so constructed that there is clear visibility from a point 1.05m above ground level at the centre of the access road and 2.4m distant from the adjoining edge of the carriageway, to points 1.05m above ground level at the edge of the carriageway and 52m distant in each direction measured from the centre of the access along the nearside adjoin edge of carriageway prior to the commencement of any other works on site and thereafter be permanently retained.

Reason: To order to ensure satisfactory visibility splays are provided in the interests of highway safety.

12. As part of any reserved matters application and prior to the commencement of any development, the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority. As a minimum, the surface water drainage scheme shall include:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
- b) The drainage scheme should demonstrate that the surface water run-off must not exceed 14.72 litres/second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include the refurbishment of any existing culverts and headwalls, the removal of any unused culverts where relevant and the construction of any new surface water drainage systems off-site);
- d) Flood water exceedance routes, both on and off site;

- e) A timetable for implementation, including phasing where applicable;
- f) Site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.
- h) Details of finished floor levels.

The scheme shall be fully implemented and subsequently maintained, 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.

Reasons: 1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. 2. To reduce the risk of flooding to the proposed development, elsewhere and to future users. 3. To ensure that water quality is not detrimentally impacted by the development proposal. 4. To ensure a satisfactory standard of development.

13. The development shall be carried out in strict accordance with the details of the management and maintenance plan for the sustainable drainage system for the lifetime of the development agreed as part of 20/445/CND on 01/07/2022.

Reasons: 1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development 2. To reduce the flood risk to the development as a result of inadequate maintenance 3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

14. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reasons: 1. To ensure that the drainage for the proposed development can be adequately maintained. 2. To ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system.

15. The development shall be carried out in strict accordance with the details of how surface water and pollution prevention will be managed during each construction phase, agreed on 01/07/2022 as part of 20/0445/CND.

Reasons: 1. To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere; 2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

16. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network

17. The development shall commence in accordance with the details of the proposed maintenance plan for the green zone, footpaths and hedges agreed as part of 20/0445/CND on 01/07/2022

Reason: To ensure that the communal areas continue to be maintained after the development has been completed.

18. The development shall be carried out in accordance with the scheme for the provision of six affordable housing units and in accordance with the details agreed as part of 20/0445/CND on 01/07/2022.

Reason: In order for the development to contribute to the supply of affordable housing needed in the Borough

19. Development shall commence in accordance with the details of a scheme for off-site highway works which have been approved in writing by the Local Planning Authority on 01/07/2022 as part of 20/0445/CND.

Reason: In order that the site is served by a safe highway network

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.

23/0121/FUL Full: Change of Use of agricultural land to tourist accommodation and the installation of four glamping pods with associated parking and infrastructure at Land off Dotcliffe Road, Dotcliffe Road, Kelbrook for Mr Adrian Duke

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

RESOLVED

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

1. The development is served by an inadequate highway arrangement with poor forward visibility and lack of passing places. The increase in movements generated by this development via the substandard highway leading to the site would result in a danger to users of the highway contrary to policy ENV 4 of the adopted Pendle Local Plan Part 1 and to paragraph 111 of the National Planning Policy Framework.
2. The proposed development would result in unacceptable harm to the character and visual amenity of the area contrary to policies ENV1, ENV2 and WRK5 of the adopted Pendle Local Plan Part 1 and KS DEV 1 and KS TOUR of the adopted Kelbrook and Sough Neighbourhood Development Plan.

3. The applicant has failed to demonstrate that the proposed development would not result in an increase in the risk of flooding contrary to policy ENV7 of the adopted Pendle Local Plan Part 1.

23/0140/PIP *Permission in Principle: Erection of a single detached dwelling at The Stables, Old Stone Trough Lane, Kelbrook for Mrs Kathleen Pedder*

An update was circulated prior to the meeting reporting additional public comments, although they had not raised any new points which had not been considered in the original report; the Parish Council response which had been misquoted; comments from Yorkshire Water, the Council's Countryside Access Officer and LCC Highways. None of this changed the overall recommendation to refuse the application, and it was recommended that a further reason be provided for refusal based on sustainability of the site and its distance from facilities and services.

RESOLVED

That planning permission be **refused** for the following reason -

1. By virtue of its location, outside of the settlement boundary for Kelbrook and within the Open Countryside the proposed development is unacceptable. It is not in conformity with Policy SDP2 or LIV1 of the Local Plan: Part 1 Core Strategy or the Kelbrook & Sough Neighbourhood Plan.
2. Due to the distance from amenities within Kelbrook being more than the acceptable and desirable distance the proposed development would result in a dependence upon the private car, contrary to Policy ENV4 of the Local Plan: Part 1 Core Strategy.

(b) Planning Appeals

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

171. ENFORCEMENT ACTION

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

172. AREA COMMITTEE BUDGET 2022/23

It was reported that the current balance for the Committee's budget for 2022/23 was £101, which was all in the Earby and Coates Councillors' allocation.

Bids had been received from Barnoldswick Band seeking £1,500 towards the cost of replacing a BB Flat Bass and a Flugel Horn and from Kelbrook Community Projects seeking £500 towards activities for Kelbrook Summer Fair.

RESOLVED

That consideration of the two new bids be deferred to the May meeting when the area committee budget for 2023/24 would be available.

REASON

To enable the area committee budget to be allocated effectively.

173.

TRAFFIC LIAISON MEETING

The minutes of the meeting of the Traffic Liaison Meeting held on 28th February 2023 were submitted for information.

Members noted the delays with the making of Traffic Regulation Orders and Speed Limit Orders, in particular Boot Street and Springfield Avenue in Earby. It was hoped that the TRO for Church Lane/Colne Road would come into force as soon as possible.

RESOLVED

- (1) That the Transport and Coordination Manager be asked to convey to LCC that the Committee agreed with Gisburn Road Primary School's request for the existing school entrance markings to apply at any time and for an additional set of markings outside the entrance opposite no 43 Leonard Street, Barnoldswick (Para 5.4).
- (2) That LCC be asked to reconsider having a pilot Safe Route to School scheme, with support from Living Streets, to see if there were benefits from streets around a school being closed at drop-off/pick up time, and suggested trialling Gisburn Road Primary School.

REASON

To create safer routes to schools.

174.

**PROPOSED DIVERSION OF PUBLIC FOOTPATH 57 AT RAIKES HILL,
BARNOLDSWICK**

The Environmental Services Manager submitted a report on the above diversion order. Two objections had been received and the Committee was therefore asked to consider the issues and make a decision on whether the diversion order should be referred to the Secretary of State to be determined.

RESOLVED

That the Environmental Services Manager be asked to implement the suggestion made in para 5 of the report, to divert the western half of the footpath onto the driveway between the houses and divert the other half onto the tarmac path that was built along where the houses and the side of the wood met.

REASON

Diverting the footpath in this way would be a practical solution and leave the wood untouched.

175. LAND ADJOINING 24 TYSELEY GROVE, EARBY

At the 29th November 2022 meeting the Committee's view was sought for Policy and Resources Committee on a request to relax the restrictive covenant on the above land. Members asked for further information on the footpaths on or adjacent to the land.

It was reported that as part of the sale of the land the purchasers were required to obtain planning permission to close the footpath running along the perimeter of the land. They were also required to construct a new footpath next to the western boundary of the land to the perimeter of the turning head and over part of the adjoining Council owned landscaped area. LCC had closed the footpath, but the owners had not constructed a new footpath.

RECOMMENDATION

That the restrictive covenant on land adjoining 24 Tyseley Grove, Earby should not be relaxed.

REASON

The condition of the sale of the land has not been complied with.

176. DRAINAGE ISSUES ON WENTCLIFFE DRIVE, EARBY

The note of a meeting held on 15th March with representatives from Together Housing, Pendle Council's Engineering Team and local Councillors to discuss the drainage issues at Wentcliffe Drive, was submitted for information. It was agreed that it had been a very useful meeting.

Policy and Resources Committee had also discussed these issues at their meeting on 16th March. The Council were to have further discussions with representatives from Together Housing, Lancashire County Council and the Environment Agency on the impact of the groundwater problems being experienced by residents.

177. PARKING PROBLEMS NEAR WEST CRAVEN SPORTS CENTRE

Members met the Engineering Manager and representatives from Barnoldswick Church Primary School and Pendle Leisure Trust on 21st March to discuss parking problems at West Craven Sports Centre. A number of potential solutions were discussed. These included installing a barrier at the top of the WCSC car park (although LCC Highways had concerns over highway safety), and improvements to footpaths to encourage parents to walk their children to school.

It was noted that following the meeting, County Councillor J. Purcell had written to LCC asking them to reconsider the Committee's request to release the adjacent land owned by County, which they had said was being retained "for future school use", for use as a car park. Everyone at the meeting had agreed that this scheme would help to alleviate the parking problems both the school and the sports centre were experiencing and improve child safety.

RESOLVED

- (1) That the Committee repeat their request for LCC to reconsider releasing land they owned in the vicinity of the school for a PBC run car park to enable parents to park away from the school and safely walk their children the short distance to school.

- (2) That the Engineering Manager be asked to provide costings on improving the footpath to the northeast of the school through the fields which would encourage more parents to walk their children to school for possible inclusion in the Committee's 2023/24 Area Committee Budget Programme.

REASON

To enable safer routes to school.

178. WEST CRAVEN PREMISES IMPROVEMENT GRANTS: SUMMARY 2022/23

The Planning, Economic Development and Regulatory Services Manager submitted a report on the premises improvement grants scheme in 2022/23. It also included a request for funding for the scheme in 2023/24 and the names of two Grant Panel members for 2023/24

RESOLVED

That the summary on the Premises Improvement Grants scheme in 2022/23 be noted and the items for 2023/24 be considered at the next meeting.

REASON

In May the Area Committee Budget for 2023/24 would be available and membership of the Committee formed following the local elections.

179. ITEMS FOR DISCUSSION

Pharmacy provision in West Craven

It was reported that there was a problem with people having to queue for a long time and then being unable to get prescriptions filled at Whitworths Chemists in Barnoldswick.

RESOLVED

That the problems at Whitworths Chemists be raised with the NHS Lancashire and South Cumbria Integrated Care Board and they be asked for improvements to be made to the prescription service.

REASON

To improve the health service in the local community.

180. 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) Costings for Coates Lane/Skipton Road highway improvements.

181. 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.

182. OUTSTANDING ENFORCEMENTS

The Planning, Economic Development and Regulatory Services Manager submitted a report on outstanding enforcements and gave a verbal update at the meeting which was noted.

183. PROBLEM SITES

Members considered a list of proposed additional problem sites, and another one that was mentioned at the meeting.

RESOLVED

That the Planning, Economic Development and Regulatory Services Manager submit a report on potential additions to the problem sites list to the next meeting.

Chairman