

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT MOUNT ZION BAPTIST CHAPEL,
EARBY
ON 1ST AUGUST 2023**

PRESENT –

D. M. Whipp (Chair)

Councillors

*C. Church
M. Strickland
T. Whipp*

Co-optees

*C. Hird, Barnoldswick Town Council
A. Inman, Earby Town Council*

Police

PCSO N. Wallin

Officers Present

*D. Walker
N. Watson
J. Eccles*

*Assistant Director Operational Services and Area Co-ordinator
Assistant Director Planning, Building Control and Regulatory Services
Committee Administrator*

(Apologies were received from Councillors R. E. Carroll and S. Land.)



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

<i>J. Dart</i>	<i>23/0067/FUL - Reserved Matters: Major: Erection</i>	<i>Item No. 54(a)</i>
<i>C. Wigley</i>	<i>of 30 no dwellings (Appearance, Landscaping,</i>	
<i>P. Gray</i>	<i>Layout and Scale) of Planning Permission</i>	
<i>H. Potts</i>	<i>19/0815/OUT at Land to the north east of Meadow</i>	
<i>G. Almond</i>	<i>Way, Skipton Road, Barnoldswick</i>	

50. DECLARATIONS OF INTEREST

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

51. PUBLIC QUESTION TIME

There were no questions from members of the public.

52. MINUTES

RESOLVED

That the Minutes of this Committee, at the meeting held on 4th July 2023, be approved as a correct record.

53. POLICE AND COMMUNITY SAFETY ISSUES

Crime statistics for July 2023 compared to the previous year had been submitted for information. They were broken down as follows –

	2022	2023
Burglary – Residential	0	2
Burglary – Commercial	0	1
Vehicle Crime	2	2
Hate Crime	0	0
Assaults	11	7
Theft	16	6
Criminal Damage	1	8
Other Crime	33	33
All Crime	63	59
Anti-Social Behaviour (ASB)	18	17

Members welcomed the recent visits from the Youth Bus in Barnoldswick providing some positive, diversionary activities for young people in the area. The basement of the Civic Hall would be used for regular sessions on a Friday evening going forward. There were also attempts at resurrecting the New Road Community Centre Youth Club sessions in Earby.

However, PCSO N. Wallin agreed with Members that anti-social behaviour was still an issue in West Craven, particularly in this holiday period, and that youths were coming into the area from Colne. There had been criminal damage to Victory Park Toilets. CCTV had been requested and he was hopeful that this would help with identifying the offenders. There had also been incidents in the Library with youths misbehaving and refusing to leave. There was a discussion about there not being enough Police resources in the area to combat crime and ASB. PCSO N. Wallin assured Members that there were evening ASB patrols covering all the hot spots including the parks and the Waterfalls in Earby. There was also going to be a recruitment drive shortly to appoint more PCSOs.

RESOLVED

- (1) That the Chief Constable for Lancashire Constabulary and Police and Crime Commissioner for Lancashire be requested to –
 - Add anti-social behaviour hot spot policing in West Craven.
 - Bring the West Craven Neighbourhood Policing Team up to full complement and ideally the number of local Police Officers expanded beyond that.
 - Note that anti-social behaviour policing in other areas was having an impact on West Craven because of displacement activity.
- (2) That LCC be asked to consider the installation of CCTV for the Barnoldswick library foyer when they carried out the overdue repairs and improvement works requested at the last meeting.

54.

PLANNING APPLICATIONS

(a) Planning applications for determination

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on the following planning application for determination -

23/0067/FUL *Reserved Matters: Major: Erection of 30 no dwellings (Appearance, Landscaping, Layout and Scale) of Planning Permission 19/0815/OUT at Land to the north east of Meadow Way, Skipton Road, Barnoldswick for Tabley Homes (Barnoldswick) Ltd*

Determination of the planning application was deferred at the last meeting to allow the developer to amend the landscaping scheme to create a further softening of the transition from open countryside to the housing development and to look at the possibility of connecting the pavement on Coates Lane through to the cycle path. An updated report circulated prior to the meeting reported receipt of amended plans in relation to the boundary treatment and landscaping, as well as a footpath link to Coates Lane, a layout change and new house types being introduced. The update also provided additional comments from a member of the public who was objecting to the application. The Planning Officer's recommendation remained to approve the application.

RESOLVED

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

1. This notice constitutes an approval of matters reserved under Condition 1 and 2 of Planning Permission 19/0815/OUT and does not by itself constitute a planning permission.

Reason: The application relates to matters reserved by Planning Permission 19/0815/OUT.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan HH.SRB.SLP.01 Rev A, Proposed Site Layout HH.SRB.CSL.02 Rev M, Proposed Boundary Treatment Plan HH.SRB.BTP.01 Rev G, Adoptable Highways Plan HH.SRB.AHP.01 Rev B, Illustrative Landscaping Elevations LS 01 P3, Landscaping Plan HH.SRB.LP.01 Rev B, Materials Plan HH.SRB.MP.01 Rev B, Storey Height Plan HH.SRB.SHP.01 Rev B, Waste Management Plan HH.SRB.WMP.01 Rev B, Street Scenes / Sections HH.SRB.SS.01 Rev D, House Type D HH.SRB.HT.D, House Type J HH.SRB.HT.J, House Type N HH.SRB.HT.N, House Type Q HH.SRB.HT.Q, House Type TA HH.SRB.HT.TA Rev A, House Type T HH.SRB.HT.T, House Type V HH.SRB.HT.V, Proposed Floor Plans House Type X HH.SRB.HT.X.01, Proposed Elevation Plans House Type X HH.SRB.HT.X02

Reason: In the interests of clarity and proper planning

3. Notwithstanding any indication on the approved plans and application form, prior to the commencement of above ground works involved in the erection of the external walls of the development, samples of the external materials to be used in the construction of the walls, roof verges, fascias and soffits, rain water goods, pipes and flues, windows and door materials and finishes, window reveals and drainage shall be submitted to and approved in

writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved materials.

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

4. 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.

5. Within 3 months of the start of development details of the proposed arrangements for the future management and maintenance of the public open spaces and pedestrian/cycle link between the estate and Coates Lane shall be submitted to and approved by the local planning authority. These should include the establishment of a private management and maintenance company and include the maintenance of the wildflower and landscaping for a minimum of 10 years. The open spaces and pedestrian/cycle link shall be maintained in accordance with the approved management and maintenance details thereafter.

Reason: To ensure that the open spaces and pedestrian/cycle link are completed and thereafter maintained to an acceptable standard in the interest of residential amenity and highway safety.

6. Notwithstanding the plans submitted, prior to occupation of the first dwelling the internal pedestrian and cycle link between the estate and Coates Lane shall be constructed in accordance with a scheme to be approved by the local planning authority to include details of construction, surfacing, drainage and barriers at its junction with Coates Lane and shall be maintained in perpetuity.

Reason: In the interests of highway safety.

7. Prior to first occupation of Plots 28, 29 and 30 secure, covered cycle storage for at least two cycles shall be provided in accordance with a scheme to be approved by the Local Planning Authority and permanently maintained thereafter.

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

8. Prior to the commencement of development on site a method statement shall be submitted to the Local Planning Authority for written approval which shall include the following:
- i) the parking 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) the erection and maintenance of security hoardings including decorative displays, where appropriate
 - v) wheel-washing facilities
 - vi) measures to control the emission of dust and dirt during construction
 - vii) a scheme for re-cycling/disposing of waste resulting from demolition and construction works
- the development shall proceed strictly in accordance with that method statement.

The development shall be carried out in accordance with the method statement.

Reason: In the interest of the amenity of the area during construction work.

9. 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), for Plots 8, 9, 23, 24 and 25 no development as specified in Class A, B, C & D of Part 1 of that Order 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.

10. Prior to commencement of the development hereby approved, details of infiltration testing shall be submitted and approved in writing by the Local Planning Authority. These details shall include justification in accordance with the surface water drainage hierarchy set out in the Framework. Works shall thereafter be implemented in accordance with the approved details.

Reason: To comply with the drainage hierarchy in the Framework and to control surface water run-off.

11. The development hereby permitted shall have designed into the boundary treatment opportunities for wildlife to migrate to and from the site. Details of the proposed measures shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to allow existing wildlife increased opportunities for migration, once the dwellings are established.

Informatives

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.

Appropriate Legal Agreement

The proposed outfall may require a legal agreement with a third party to access and construct the outfall in addition to any permission(s) from flood risk management authorities. Evidence of an in-principal agreement(s) should be submitted to the Local Planning Authority.

REASON

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development is acceptable in terms of policy. 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.

(b) Planning Appeals

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report on outstanding planning appeals for information.

55. ENFORCEMENT ACTION

The Head of Legal Services submitted a report giving the up-to-date position on prosecutions for information. The Assistant Director Planning, Building Control and Regulatory Services provided an update on works at the North and South Blocks at the former Wardle Storey offices in Earby

RESOLVED

- (1) That in respect of the North and South Block buildings in Earby the Head of Legal Services be asked not to proceed to prosecution but to review progress with works in 2-3 months.
- (2) That in respect of Land on the south east side of Long Ing Lane, the Assistant Director Planning, Building Control and Regulatory Services be requested to contact United Utilities to check that the sewage pumping station at the bottom of Raikes Close Road was working.

56. AREA COMMITTEE BUDGET 2023/24

The Head of Economic Growth submitted a report on the Committee's Budget.

The report gave details of the following bids deferred from previous meetings –

- Earby and District History Society - £649 for a remote access projector
- Earby and Kelbrook Senior Citizens - £1,500 towards a new boiler
- Rolls FC - £1,500 for football pitch maintenance

The organisations had all been spoken to and been encouraged to apply for grants elsewhere, which, if successful, were likely to be for a larger amount.

As requested at the last meeting, an update had been circulated prior to the meeting reporting 3 quotes on the cost of replacing the broken ramp at the Skate Park in Victory Park. However, following a physical inspection, it looked like the ramp was structurally sound and could be reskinned rather than replaced which would be more cost effective.

RESOLVED

- (1) That the bids deferred from the previous meetings this financial year not be funded from the Committee's Area Budget.
- (2) That the Green Spaces Manager be asked to provide costings for repairing the broken ramp at the Skate Park in Victory Park.
- (3) That the Head of Legal be asked to expedite the work on transferring the lease of the changing facilities within Sough Park to Kelbrook Phoenix FC, so that the necessary improvement works, much of it being done by volunteers, can go ahead as soon as possible.
- (4) That the £1600 funding allocated at the last meeting (£850 from the Area Committee Budget and £750 from the Council's Repairs and Maintenance Budget) be paid to Kelbrook Phoenix FC via Kelbrook and Sough Parish Council as soon as possible.

REASON

To distribute the Committee's Budget efficiently and effectively.

57. GOSPEL HALL, HOLLINS ROAD, BARNOLDSWICK

Members reconsidered the original request to release the Council's Restrictive Covenant on the use of the above land, in order for it to be used for residential development.

As requested, officers had consulted residents of Hollins Road on the proposal to use the above land for residential development. However, the outcome was not conclusive. Barnoldswick Town Council had also been consulted and they had asked for the Covenant to remain.

A Notice pursuant to Section 79 of the Building Act had been served to bring the building back from a dilapidated condition. The Court has sought for the Council and owner to work together to try and find a solution to the use of the site. It was noted that the owner had options to demolish the building or apply to the Land Registration Tribunal to cancel the Covenant.

RESOLVED

That the request to remove the Council's Restrictive Covenant on the use of land at the Gospel Hall, Hollins Road, Barnoldswick by the owner not be approved.

REASON

To prevent further encroachment on green space in Barnoldswick.

58. PROVISION OF LITTER/DOG WASTE BINS AND SUBSTATIONS

The Assistant Director Operational Services reported on the spend on litter/dog waste bins in Quarter 1 which was noted.

59.

ACCESS TO CASH

At the meeting on 6th June a number of actions were requested to make it easier for residents to withdraw cash in Barnoldswick and Earby. Progress was noted on the consultations with LINK, the UK's Cash Machine (ATM), Aldi, and the Co-op stores in Barnoldswick and Earby. It was also noted that a Banking Hub was planned for West Craven but the location was currently unknown. A meeting about this had been arranged the next day to which all Members of the Committee had been invited. An update would come back to the next meeting.

60.

ITEMS FOR DISCUSSION

Members had requested that the following items be discussed -

(a) To consider problems with Yorkshire Water sewers in Earby

It had come to light recently, following the surcharge of foul sewage in the Victoria Road, Earby vicinity that this had been caused by the silting up of the main sewer. Yorkshire Water had agreed 6-8 years ago that the main sewers through Earby needed to be periodically flushed to remove the regular build-up of silt, but it appeared that this was not being done.

RESOLVED

That the Director of Place be requested to arrange a meeting with Yorkshire Water to discuss the flushing of the main sewers in Earby and other outstanding issues, including the regular surcharging of waste on Salterforth Road and inadequate sewers and surcharging on Stoneybank Road.

REASON

To reduce the risk of flooding.

(b) Parking Issues at West Craven Sports Centre/Barnoldswick Church of England Primary School, Barnoldswick

It was apparent that there were still parking problems at West Craven Sports Centre caused by pick up and drop off times at the nearby school. When Members of the Committee met representatives from Pendle Leisure Trust (PLT) and the school to talk about this issue, PLT had said possible solutions might be to install barriers or introduce permit parking at the Sports Centre, but at the time, these were not pursued. There were also discussions about improving the footpath through the fields to the school to try to reduce traffic.

RESOLVED

- (1) That County Councillors J. Purcell and M. Goulthorp be asked for an update on their discussions with LCC and revisiting the possibility of a car park at Myrtle Grove, based on the plan drawn up by Pendle's Engineers.
- (2) That Pendle Council's Engineering Team be chased for costings for the footpath improvements through the fields to the school.

- (3) That the Pendle Leisure Trust be asked for more information on possible changes to improve car parking for their customers.

REASON

To improve highway and public safety.

61. 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) Costings for Coates Lane/Skipton Road highway improvements
- (b) Costings for footpath improvements for route to Barnoldswick Church Primary School
- (c) Meeting with Transdev to discuss bus services
- (d) Meeting with LCC Bus Stop and Bus Shelters Team.

RESOLVED

- (1) That a meeting be requested with LCC's Engineering Manager, Barnoldswick Town Council and members of the Committee to discuss progress with (a).
- (2) That the meetings with Transdev on bus services and LCC on bus stop and bus shelters be arranged as soon as possible.

62. 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.

63. OUTSTANDING ENFORCEMENTS

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on outstanding enforcements. Members discussed the first case on the list and the last one which straddled another area committee's boundary.

RESOLVED

That the Assistant Director Planning, Building Control and Regulatory Services be asked to chase the developer and LCC for responses on the first case and to arrange an informal site visit for the last case (with the other area committee's agreement).

REASON

In the interests of visual amenity.

64.

ENVIRONMENTAL CRIME – QUARTER 1

The Assistant Director Operational Services submitted the attached report on environmental crime in West Craven for the period 1st April to 30th June 2023 which was noted.

Chairman