



Pendle Planning Authority
Pendle Borough Council
Number One Market Street
Market Street
Nelson
Lancashire
BB9 7LJ

Dear Neil & Team,

Wednesday, 8th November 2023

RE: COLNE NEIGHBOURHOOD DEVELOPMENT PLAN

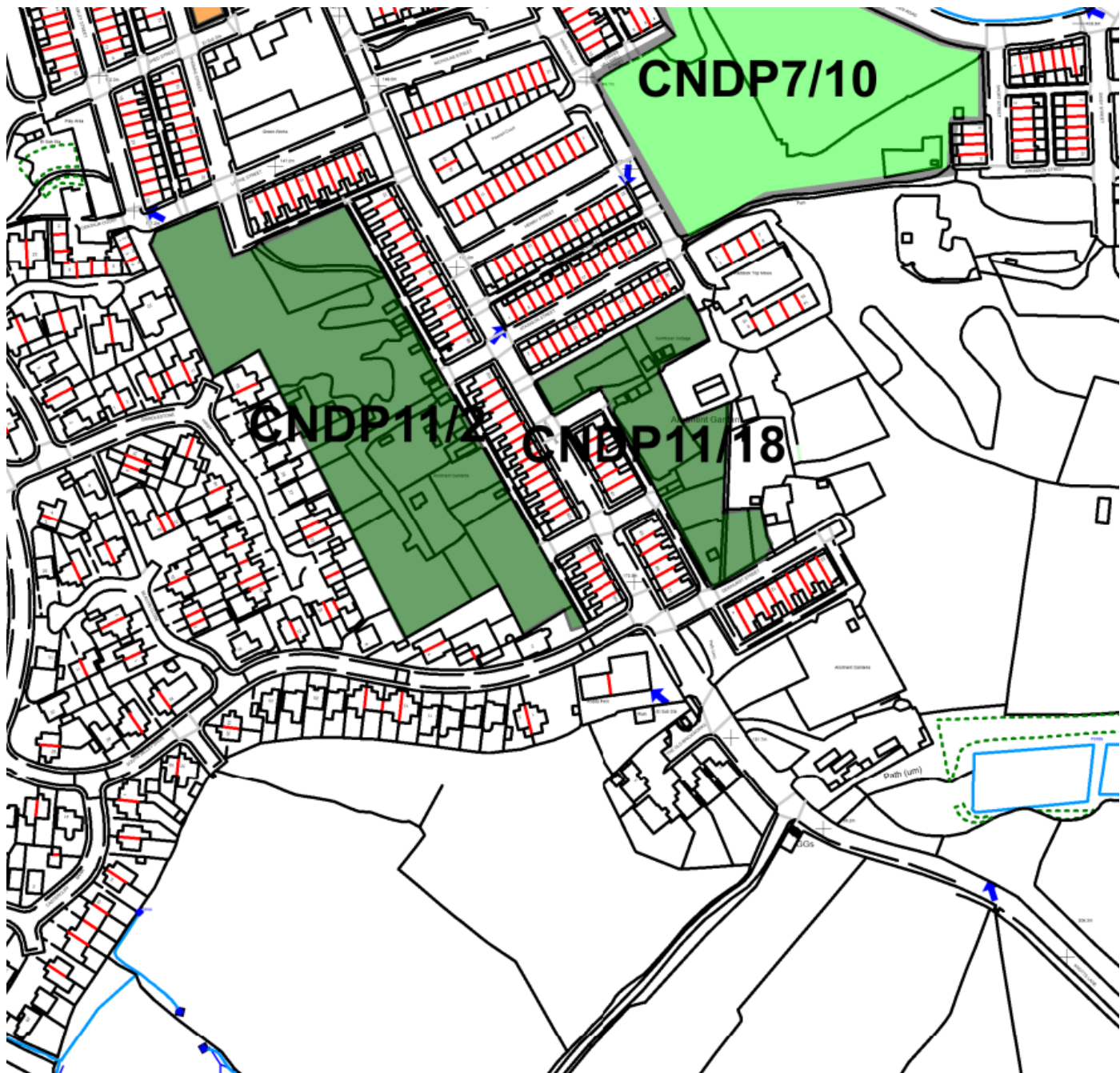
It has come to the Town Council's attention that there are some errors on the Policies Map that will need to be amended as follows:

- The allocation of allotment land for CNDP11/2 is incorrect. The whole of this area has been shaded dark green on the policies map, however this needs to be limited to the land owned by the Council as per LAN253680. (Please find all relevant documents enclosed with this letter.) The Allotment area on the Policies Map will need to be amended accordingly.
- There is also a mapping error on the land to the rear of 20 Church Street in Colne. The revised boundary in the CNDP cut the rear garden in half, rather than following the boundary of the garden. (Please find images enclosed with the letter.) The boundary on the Policies Map will need to be amended accordingly.

As these are minor updates that do not materially affect the policies in the CNDP, if you are in agreement, I would be grateful if the above changes can be arranged as per Section 61M(4) of the Town and Country Planning Act 1990.

Yours sincerely,

Town Clerk / Responsible Financial Officer
Email: g.langley@colnetowncouncil.org.uk





Title register for:

Land lying to the west of Knotts Lane, Colne (Freehold)

Title number: LAN253680

Accessed on 12 October 2023 at 15:59:56

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	LAN253680
Registered owners	Colne Town Council Colne Town Hall Building, Albert Road, Colne BB8 0AQ
Last sold for	£1 on 29 September 2021

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2009-03-04	LANCASHIRE : PENDLE The Freehold land shown edged with red on the plan of the above title filed at the Registry and

being Land lying to the west of Knotts Lane, Colne.

2	2009-03-04	The land in this title was formerly copyhold of the Manor of Colne and there are excepted from this registration the mines and minerals and rights excepted on the enfranchisement thereof.
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B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date
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1	2021-10-27	PROPRIETOR: COLNE TOWN COUNCIL of Colne Town Hall Building, Albert Road, Colne BB8 0AQ.
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2	2021-10-27	The price stated to have been paid on 29 September 2021 was £1.
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C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date
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1	2021-10-27	The land is subject to such rights as may have been granted by leases of land originally in the title out of which the land in this title was transferred, for the original terms of the respective leases or until earlier extinguishment of the rights.
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2	2021-10-27	A Transfer of the land in this title dated 29 September 2021 made between (1) The Borough Council Of Pendle and (2) Colne Town Council
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contains restrictive covenants.

NOTE: Copy filed.

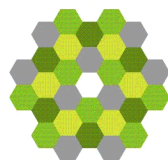
3	2015-01-28	The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
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4		Registration Date : 28.01.2015 Plan Reference : Edged and numbered 1 in blue Property Description : land at 120 Knotts Lane Date of Lease : 20.03.1894 Term : 999 years from 20.03.1894 Lessee's Title : LAN160610 NOTE: The lease comprises also other land.
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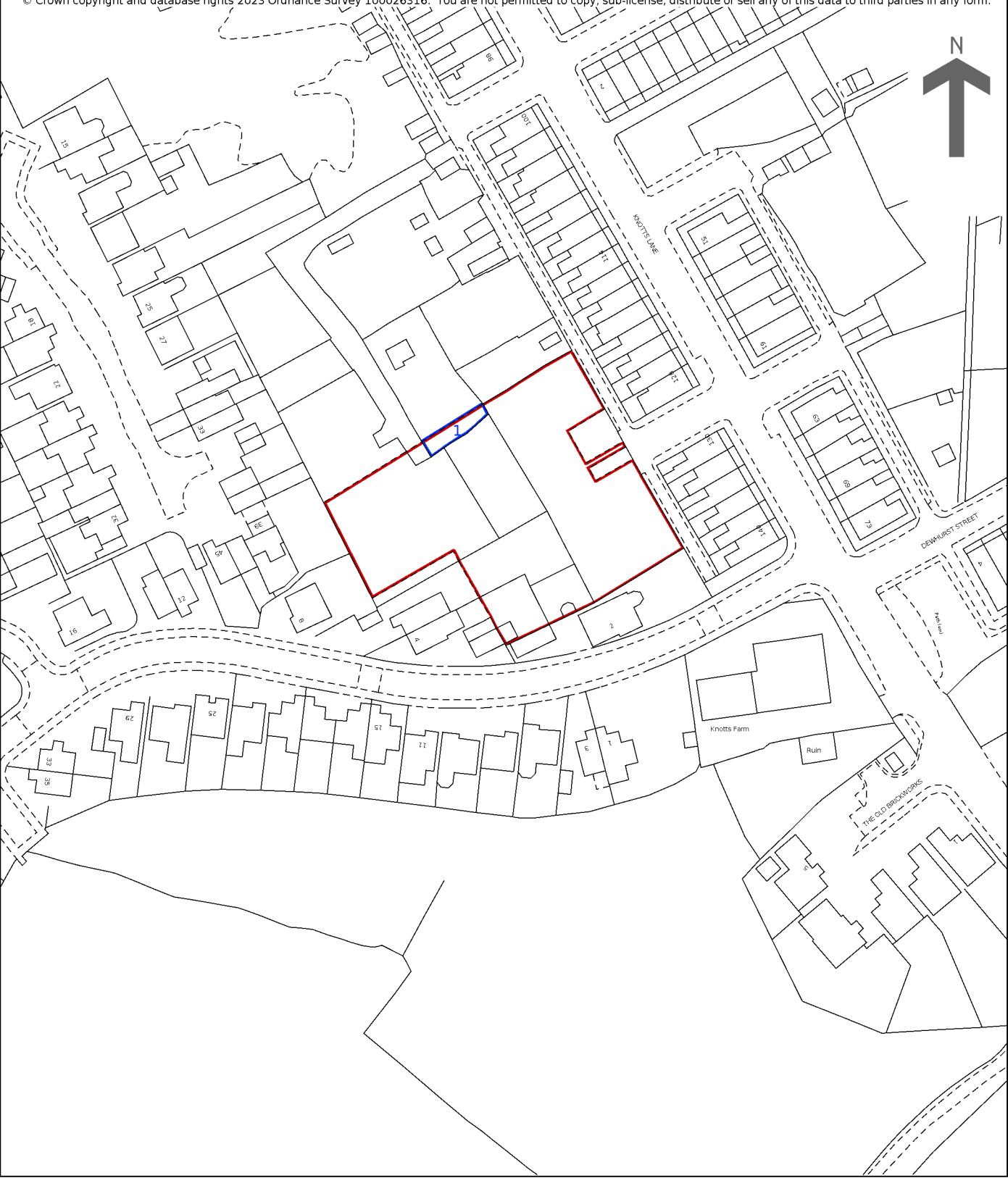
HM Land Registry

Current title plan

Title number **LAN253680**
Ordnance Survey map reference **SD8839SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : Pendle**



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This is a copy of the title plan on 12 OCT 2023 at 15:59:55. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

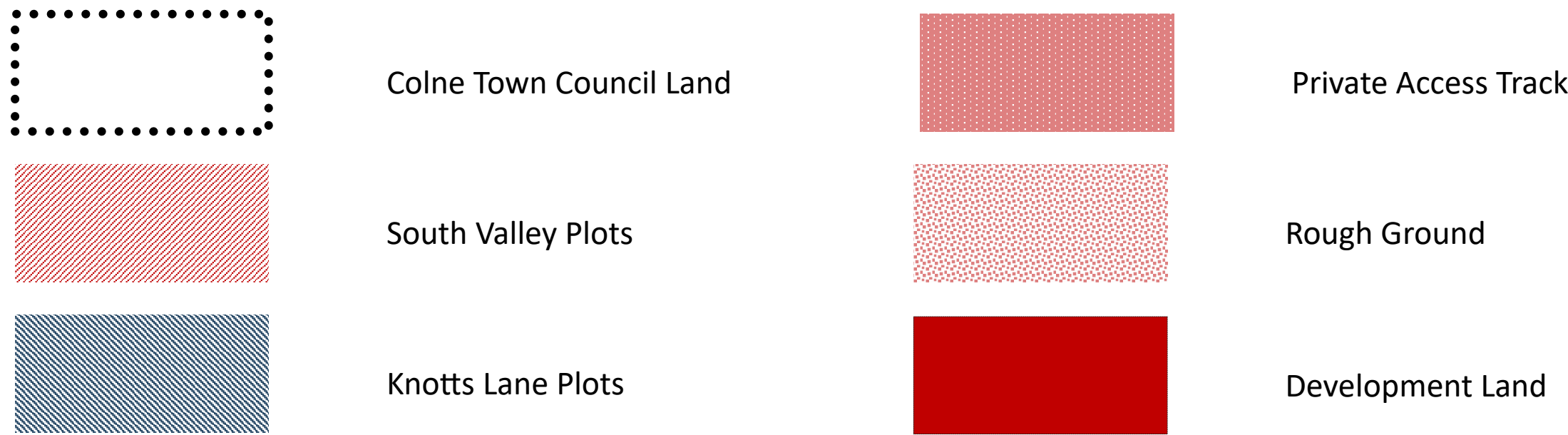
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HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Fylde Office.



Knotts Lane and South Valley Allotment Site



Pendle Planning Authority
Pendle Borough Council
Number One Market Street
Market Street
Nelson
Lancashire
BB9 7LJ

Maro Developments Limited
Suite 7A
No1 The Courtyard
Earl Rd, Stanley Green Trading Estate
Cheadle Hulme
Cheshire
SK8 6GN
Tel: 0161 359 3001

8th November 2023

RE: COLNE NEIGHBOURHOOD DEVELOPMENT PLAN

Dear Sirs

Further to the letter from Gina Langley (Town Clerk at Colne Town Council) (dated 8th November 2023) to yourselves re the error in the Policy Plan in the Colne Neighbourhood Plan, we agree with the request in the letter to amend the area shaded dark green on plan CNP11/2 and limit the allotment land area to the land owned by the Council as per title LAN253680.

If you require any further clarification in this regard, please contact me on the email / phone number as above.

Your Faithfully



Chris O'Brien
Director
Cc Gina Langley Colne Town Council
g.langley@colnetowncouncil.org.uk

From: John Halton
Sent: Wednesday, November 8, 2023 11:20 AM
To: 'Gina Langley'
Subject: Colne NDP Policies Map

Hi Gina,

The other mapping error that we previously highlighted was land to the rear of 20 Church Street in Colne.

The revised boundary in the CNDP cut the rear garden in half (left below), rather than following the boundary of the garden as it did previously (right below).

Michael confirmed by email on 19 June 2023 that this was a mapping error and should be rectified in the final published version of the Policies Map.



I hope that is sufficient for your requirements.

Kind regards.

John



John Halton

Principal Planning Officer (Policy) | BSc (Hons), Dip TRP, MRTPI



@ planningpolicy@pendle.gov.uk



Town Hall, Market Street, Nelson, Lancashire BB9 7LG



www.pendle.gov.uk/planningpolicy

From: Michael Wellock <[REDACTED]>
Sent: Monday, June 19, 2023 12:14 PM
To: HaltonJohn
Cc: Gina Langley; Cockburn-PriceSarah (Cllr)
Subject: Re: Land to rear of 20 Church Street, Colne

John,

This is a minor mapping error and should follow the boundary of the garden. This can be corrected in the final versions of both plans.

Michael

On Mon, 19 Jun 2023 at 09:44, HaltonJohn <[REDACTED]> wrote:

Dear Councillor D. Cockburn-Price,

We are plotting the new town centre boundary for Colne and have noticed that the revised boundary at the above location cuts the rear garden in half, rather than following the boundary of the garden as it did previously (see below).

Please could you:

1. Advise why the boundary in the Colne Neighbourhood Plan has been amended at this location in the Cone NDP, or
2. Confirm that this is a minor mapping error which could be rectified in the final version of the Colne NDP and the new Pendle Local Plan

We would welcome a response by 5pm on Tuesday 20 June 2023.

Thank you in advance for your assistance.

Kind regards.

John



John Halton

Principal Planning Officer (Policy) | BSc (Hons), Dip TRP, MRTPI



[REDACTED]
planningpolicy@pendle.gov.uk

Town Hall, Market Street, Nelson, Lancashire BB9 7LG

www.pendle.gov.uk/planningpolicy



MINUTES OF A MEETING OF COLNE TOWN COUNCIL

on Tuesday, 14th November 2023 at 7 p.m. in the Council Chamber of Colne Town Hall

In attendance: Cllr A. Bell, Cllr N. Butterworth, Cllr A. Chamberlain, Cllr D. Clamp, Cllr D. Clegg, Cllr G. Clegg, Cllr D. Cockburn-Price, Cllr P. Hannah-Wood, Cllr A. Mann, Cllr M. Moffitt, Cllr I. Robinson, Cllr H. Thomas, Cllr M. Thomas and Cllr B. Wildman.

Officers: Ms. G. Langley (Town Clerk/RFO) and Mr. N. Cutler (Deputy Clerk, Events & Facilities Officer)

Others in attendance: The Reverend Andy Froud (Vicar for Colne, Foulridge, Laneshawbridge & Trawden)

1. Welcome

The Chairman welcomed all to the November 2023 Full Council meeting of Colne Town Council.

2. Apologies

Apologies were received from Cllr S. Cockburn-Price, Cllr P. Howarth, and Cllr D. Lord.

The Council accepted the apologies received.

3. Declarations of Interest

To receive any declarations of interest from Members relating to any item on the agenda in accordance with the provisions of the Code of Conduct and/or indicate if S106 of the Local Government Finance Act 1992 applies to them.

No declarations were received.

4. Minutes

To approve as a correct record the Minutes of the meeting held on Tuesday, 17th October 2023.

The Minutes of the meeting held on Tuesday, 17th October were accepted as a true and accurate record.

***Proposed by Cllr D. Clamp
Approved by Council.***

Seconded by Cllr P. Hannah-Wood

5. Public Forum

To consider questions, statements, or petitions from members of the public who are welcome to the meeting and have a total, collectively, of 15 minutes to make their representations to the Committee.

No public were in attendance.

6. Pendle Festival of Health

To receive a presentation from the Reverend Andy Froud regarding a festival planned for September 2024.

Following the Reverend's presentation, a number of groups, ideas and opportunities were discussed and three of the Town Councillors volunteered to be a part of the working party being commissioned for the festival as follows:

*Cllr A. Chamberlain
Cllr I. Robinson
Cllr P. Hannah-Wood*

Action: The Town Clerk/RFO to forward the Councillors contact details to the Reverend.

7. Finances

- a) To receive a schedule of payments from 11th October to 7th November 2023 for approval by the Chairman. (Decision required)

Following a short discussion, the Schedule of Payments to the value of £100,941.39 was presented to Members and duly signed by the Chairman.

**Proposed by Cllr D. Cockburn-Price
Approved by Council.**

Seconded by Cllr P. Hannah-Wood

- b) To receive a summary of budget, expenditure, and commitments as of 7th November 2023. (Decision required)

Following a short discussion, the Financial Budget Summary was approved by Members.

**Proposed by Cllr D. Cockburn-Price
Approved by Council.**

Seconded by Cllr P. Hannah-Wood

8. Fees & Charges

To review the presented policy and the proposed fees and charges for 2024/25 as recommended by the Finance Employment & Services Committee.

Following a brief discussion and subject to a few minor amendments, the Policy and appending documents were approved by the Council.

**Proposed by Cllr P. Hannah-Wood
Approved by Council.**

Seconded by Cllr D. Cockburn-Price

9. Alkincoates Working Group

To elect Chairman, Vice Chairman and Members for the Alkincoates Working Group.

It was mentioned by the Chairman of the Finance, Employment & Services (FES) Committee that, as the FES Committee are responsible for managing the Grounds Maintenance Contracts, the majority of which have a direct link to Alkincoates Park, the Alkincoates working group should be a sub-group of FES and that this

should be reflected in the groups Terms of Reference.

Following a lengthy debate, the following Councillors were nominated as follows:

Cllr P. Hannah-Wood was nominated for the position of Chairperson.

***Proposed by Cllr P. Hannah-Wood
Approved by Council.***

Seconded by Cllr I. Robinson

Cllr A. Mann was nominated for the position of Vice-Chairperson.

***Proposed by Cllr I. Robinson
Approved by Council.***

Seconded by Cllr N. Butterworth

The following four Councillors were nominated for membership of the working group:

Cllr D. Clegg

Proposed by Cllr M. Thomas

Seconded by Cllr I. Robinson

Cllr D. Clamp

Proposed by Cllr M. Thomas

Seconded by Cllr I. Robinson

Cllr M. Thomas

Proposed by Cllr H. Thomas

Seconded by Cllr P. Hannah-Wood

Cllr I. Robinson

Proposed by Cllr P. Hannah-Wood

Seconded by Cllr B. Wildman

All Councillors were happy to take their places on the Committee.

Action: Officers to send out dates and times for the quarterly meetings and the amended Terms of Reference to be taken to the first meeting of the working group.

10. Pendle Local Green Space Consultation

To receive details of the invitation to comment received from the planning officers at Pendle Borough Council.

Colne Town Council has been invited to make comment on the Borough Council's initial assessment of the sites nominated for designation as Local Green Space. Any comments made should focus on how each space is 'demonstrably special' to the community they serve with reference to the methodology adopted by the Council. Further supporting evidence will be accepted and considered.

The deadline for receipt of the Town Council's response is 12 noon on Monday, 27th November 2023.

Following a detailed discussion, it was decided that the following site assessments will be challenged by the Town Council:

*The Upper Rough
Briercliffe Avenue
Dewhurst Street
South Valley
The Lenches*

A meeting will be arranged with the Town Council's Planning Consultant in order to talk through any additional evidence and to decide on the best approach to be taken in the formulation of the Town Council's response.

Proposed by Cllr P. Hannah-Wood
Approved by Council.

Seconded by Cllr I. Robinson

Action: Any Councilors' who can provide any additional evidence for sites chosen within their wards, to send the details to the Town Clerk/RFO as soon as possible to allow a draft response to be drawn up and sent to the planning consultant before the meeting.

11. CNDP Policy Map Amendments

To consider the amendments and the letter drafted by the Town Clerk/RFO for approval by the Council.
(Decision required)

Following a short discussion, the presented letter was approved by the Council.

Proposed by Cllr D. Cockburn-Price
Approved by Council.

Seconded by Cllr H. Thomas

Action: The Town Clerk/RFO to send all relevant documents to the Planning Officers at Pendle Borough Council.

12. The Great British Rhythm & Blues Festival 2023

To receive an update on the progression of the organisation and operational elements for the 2023 Festival. (Information only)

The update provided by the Deputy Clerk, Events & Facilities Officer was noted by Members.

13. Planning

To provide the opportunity to comment on Planning Applications lodged in Colne and environs since the last Full Council meeting.

	Application Number	Applicant	Location	Proposal
1	23/0705/FUL	Mr Ajaz Aslam	13A Keighley Road Colne Lancashire	Full: Change of use of upper floor(s) from 1 no. flat to 2 no. flats <i>CTC Comment: No Comment.</i>
2	23/0674/FUL		The Exchange Spring Lane Colne	Full: Change of use to 13 no. flats for supported living accommodation with associated staff accommodation and elevational adaptations. <i>CTC Comment: Colne Town Council is in support of this application, however, would request that the design of the dormer windows be in keeping with the rest of the building.</i>

3	23/0731/HHO	Mrs Maddison	9 Ing Dene Close Colne Lancashire	Full: Erection of a single storey rear extension CTC Comment: Colne Town Council is in approval of this development.
4	23/0737/FUL	Mr John Collinson	Far Laithe Farm Coal Pit Lane Colne	Full: Extension to existing agricultural building. CTC Comment: No Comment.
5	23/0752/FUL	Mr James Crook	Boundary Mill Vivary Way Colne	Full: Installation of solar PV system to existing roof areas. CTC Comment: Colne Town Council welcomes this development.

14. Correspondence Received

Details of any correspondence that the Full Council has received that requires presenting or reviewing at Full Council.

The Town Clerk/RFO brought to Members attention an email received from the Transport Officer at Lancashire County Council.

The Officer is requesting formal confirmation from the Town Council that they are happy for the badly damaged bus shelter, formerly owned by Primesight, on Byron Road, to be removed by LCC and replaced with a new shelter on the highway that would be owned and maintained by the County Council.

Due to the current state of the bus shelter and the fact that the shelter is not owned or managed by the Town Council, the Councillors agreed that they would have no objection to LCC removing the shelter.

15. Items for a future month's Agenda

Points raised under this item are for information only, any debate should be limited to five minutes only and to consider them for the agenda for a future month.

- *Activities for Treasure Our Town*

16. Date & Time of Next Regular Meeting

The next Full Council meeting is scheduled for Tuesday, 19th December at 7.00 p.m.

This meeting concluded at 8:45 p.m.