

**MINUTES OF A MEETING OF  
WEST CRAVEN COMMITTEE  
HELD AT THE RAINHALL CENTRE, BARNOLDSWICK  
ON 5<sup>TH</sup> MARCH 2024**

*PRESENT –*

*D. M. Whipp (Chair)*

**Councillors**

*C. Church  
S. Land  
T. Whipp*

**Co-optees**

*A. Inman, Earby Town Council  
A. Mayers, Kelbrook and Sough Parish Council*

**Officers Present**

<i>D. Walker</i>	<i>Assistant Director Operational Services and Area Co-ordinator</i>
<i>N. Watson</i>	<i>Assistant Director Planning, Building Control and Regulatory Services</i>
<i>J. Eccles</i>	<i>Committee Administrator</i>

*(Apologies were received from Councillor M. Strickland.)*

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

<i>Alan Roberts</i>	<i>Items for Discussion – Barnoldswick Local History Society Archive Room</i>	<i>Minute No. 173(b)</i>
<i>Wendy Taylor</i>	<i>Items for Discussion – Request for the Town bus service to serve Dales View Park and the new bungalow development off Brogden Lane</i>	<i>Minute No. 173(c)</i>

**160. DECLARATIONS OF INTEREST**

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

**161. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**162. MINUTES**

**RESOLVED**

That the Minutes of this Committee, at the meeting held on 6<sup>th</sup> February 2024, be approved as a correct record.

## 163. POLICE AND COMMUNITY SAFETY ISSUES

The crime statistics for February 2024 compared to the same period in the previous year were circulated prior to the meeting. They were broken down as follows -

	2023	2024
Burglary – Residential	1	4
Burglary – Commercial	3	1
Burglary – Non-dwelling	0	1
Vehicle Crime	1	1
Assaults	28	29
Theft	11	10
Arson/Criminal Damage	19	8
Other crimes	3	4
<b>ALL RECORDABLE CRIME</b>	<b>66</b>	<b>58</b>
Hate Crime	1	1
Anti-Social Behaviour	46	9

The Police had sent their apologies for the meeting but had provided an update on the business burglaries which were discussed at the previous meeting. A suspect had been identified from forensics and would be arrested in the coming days. Another prolific offender in the area had been arrested and bailed pending forensics.

There was a slight increase in residential burglaries this month. The Burglary Team and the Neighbourhood Policing Team were conducting enquiries.

It was noted that overall crime was down and ASB crime was down.

### RESOLVED

That the Police be asked for an update at the next meeting on the recent disorderly conduct on Albert Road and Back Albert Road which had been reported.

## 164. PLANNING APPLICATIONS

### (a) Planning Applications for Determination

The Assistant Director Planning, Building Control and Regulatory Services Manager submitted a report on the following planning applications for determination –

**23/0792/FUL    Full: Formation of an enclosed horticultural plot and the erection of an adjoining single storey orangery building at Croft Gate Farm, Bracewell Lane, Bracewell for Mr Stephen Morton**

This application had been deferred from the last meeting to allow the applicant to amend their plans. The Assistant Director Planning, Building Control and Regulatory Services Manager reported that amended plans had been received which reduced the impact of the orangery and the walled garden on the existing barn. These were satisfactory and the Planning Officer's recommendation was now to approve the application.

## RESOLVED

That 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: Block Plan PL02 Rev B, Proposed Barn Floor Plans PL06 Rev A, Proposed Elevation Plans 1 of 2 PL07 Rev A, Proposed Elevation Plans 2 of 2 PI08 Rev A, Proposed Site Plan and Elevations PI09 Rev A, Proposed Roof Plan PI10 Rev A

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

3. All materials to be used for the proposed development hereby approved shall be as stated on the approved plans and they shall not be varied without the prior written permission of the Local Planning Authority.

**Reason:** Those materials are appropriate for the development and site.

4. The development hereby permitted shall be carried out in strict accordance with the details of the Arboricultural Method Statement and Tree Protection Plan PR228

**Reason:** In order to protect the tree which is to remain on the site.

## 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.*

**24/0009/FUL Full: Proposed access and driveway to serve existing dwelling at Land to the north west of Letcliffe House, Manchester Road, Barnoldswick for Mr G. Griffin**

## RESOLVED

That 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 and Statements:

Drawing No. GRIF/04 Dwg01  
Drawing No. GRIF/04 Dwg02  
Drawing No. GRIF/04 Dwg03

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

3. Prior to the first use of the driveway, the initial 5.0m from the edge of the Letcliffe Lane shall be surfaced in a bound, porous material to the satisfaction of the Local Planning Authority and be so retained. No gates shall be installed within this initial 5.0m length.

**Reason:** To avoid loose debris being tracked onto the highway and to ensure that sufficient space is retained on the driveway to allow a vehicle to park clear of the highway whilst gates are opened.

4. Prior to the first use of the driveway, the existing wall and hedge which is sited between the existing driveway to Letcliffe House and the new driveway shall be reduced in height to below 1.0m for a minimum of 2.0m distance from the edge of the Letcliffe Lane and be so retained at this height for the lifetime of the development.

**Reason:** To maximise visibility at the junction of the driveways and Letcliffe Lane in the interests of highway safety.

## **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, subject to compliance with planning 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.*

## **(b) Planning Appeals**

The Assistant Director Planning, Building Control and Regulatory Services Manager reported that there was one outstanding planning appeal.

## **165. ENFORCEMENT ACTION**

The Legal Services Manager submitted a report giving the up-to-date position on prosecutions for information. The Assistant Director Planning, Building Control and Regulatory Services Manager gave an update on the Wardle Storey Buildings in Earby.

## **RESOLVED**

That the Assistant Director Planning, Building Control and Regulatory Services be asked not to progress the prosecution authorised by this Committee on 6<sup>th</sup> February to give the developer of the Wardle Storey Buildings one more month to apply for the licence from the Environment Agency required to put the bridge access across the beck and to review progress at the next meeting.

### **166. AREA COMMITTEE BUDGET 2023/24**

The Head of Economic Growth submitted a report on the West Craven Area Committee's budget for 2023/24. The balance was £535.50.

The following bids were considered –

- £535.50 for land drainage improvements at Cemetery Lane, Earby, submitted by the PBC Engineering Team
- £850 for the hire of tea tent, tables and chairs for Salterforth Fun Day, submitted by Salterforth Fun Day Committee

## **RESOLVED**

- (1) That the Head of Economic Growth be asked to allocate £535.50 from the Earby allocation of the Area Committee Budget for land drainage improvements at Cemetery Lane, Earby.
- (2) That the Salterforth Fun Day bid be deferred and considered in the next couple of months when the Committee's 2024/25 Budget had been allocated.
- (3) That the £440 allocated for pothole repairs at Letcliffe Park, which was no longer required, be allocated to Barnoldswick Town Council to go towards repairs they were undertaking to footpaths in the park.

## **REASON**

***To enable the Capital Programme to be allocated efficiently and effectively.***

### **167. COATES LANE/SKIPTON ROAD JUNCTION**

The Engineering Manager submitted two options for improving the visibility splays at the junction of Coates Lane/Skipton Road, but Members were advised that it was not feasible to do this without reducing the width of the carriageway, something which LCC would not allow in this location.

## **RESOLVED**

That the Engineering Manager be asked to contact LCC to –

- (1) Register disappointment at not being able to reduce the width of the carriageway at the junction of Coates Lane/Skipton Road.
- (2) Request that when Coates Lane was surface dressed later in the year that hatched markings be painted at the centre line at this junction.

- (3) Request the repair or replacement of the speed interactive sign on Skipton Road which wasn't working.
- (4) Request that the speed limit on this stretch of Skipton Road going out of town be lowered from 30mph to 20mph.

## **REASON**

*In the interests of highway safety.*

### **168. VARIOUS HIGHWAYS ISSUES RAISED AT THE 9<sup>TH</sup> JANUARY MEETING**

At the meeting on 9<sup>th</sup> January the Committee raised a number of highways issues which were reported to LCC Highways for their attention. LCC Highways response was submitted for consideration. It was noted that LCC were going to resurface Waterloo Road, Kelbrook which was in bad repair at a cost of £86,000. However, it was pointed out that this road had only been resurfaced 12 years ago and should have lasted many more years. Moor Lane, Salterforth was another example of a road needing attention, that had been resurfaced not that long ago.

Another issue was some roads e.g. Coates Lane and the surrounding roads were being patched up and surface dressed when there were roads nearby in worse condition such as Valley Drive and Meadow Way. Colne Road and Park Road in Barnoldswick, Cemetery Road and Stoney Bank Road in Earby, and Arthur Street in Sough were all mentioned.

The Asset Management Plan was referred to and the lack of recent work in the area.

## **RESOLVED**

That the Engineering Manager be asked to ask LCC -

- (1) If they were going back to suppliers and/or contractors when roads such as Waterloo Road, Kelbrook, where resurfacing had failed after a relatively short period of time, with a view to recovering the cost of the repeated resurfacing.
- (2) Why they were prioritising certain roads e.g. Coates Lane area, which had few intervention level defects, when there were other roads nearby that were in worse condition e.g. Valley Drive and Meadow Way. Whilst elsewhere in the area, there were many roads where surfaces were in extremely poor condition, and worse than that in the Coates Lane area, but not necessarily deep enough to meet the intervention level, where the condition of the roads were causing problems for vehicles, cyclists and pedestrians.

## **REASON**

*In the interests of highway safety.*

### **169. SPRING MILL HOUSING SITE – FUTURE USE OF COMPOUND AREA**

At the meeting on 5<sup>th</sup> December 2023 Members discussed the possible future use of the compound area for the Spring Mill housing site on Bailey Street, Earby which would be transferred to the Council on completion of the housing scheme. They felt that it would be useful to discuss

this with Earby Town Council and suggested a meeting. The Town Council had provided comments on what they considered to be appropriate as a public amenity at this location, which were noted, but declined a meeting. Members felt that it would still be beneficial to discuss this in person.

## **RESOLVED**

That Earby Town Council be thanked for their comments and asked to reconsider the request for a meeting with Committee members to discuss the future use of the compound area at Spring Mill housing site on Bailey Street, Earby.

## **REASON**

*To have a full and open discussion about the future use of this land.*

### **170. MASTERPLANS FOR BARNOLDSWICK AND EARBY**

The Head of Economic Growth submitted the latest drafts of the Barnoldswick and Earby masterplans which were currently out for consultation. The deadline for comments was 11th March. A significant number of comments were made on the content of the plans as well as pointing out some omissions.

## **RESOLVED**

That delegated authority be given to the Chair to collate the views and comments expressed by Members at this meeting on the latest drafts of the Barnoldswick and Earby Masterplans, and any further comments received in the next 2-3 days; that these be circulated to Members of the Committee for final approval and then submitted to the Head of Economic Growth on behalf of the Committee; and set out as an appendix to these minutes.

## **REASON**

*To provide feedback on the Masterplan process.*

### **171. PUBLIC REALM WORK IN BARNOLDSWICK AND EARBY FUNDED FROM UKSPF**

The Head of Economic Growth submitted the latest drawings for the Barnoldswick and Earby UKSPF schemes and the estimated costs for each scheme for comment. It was hoped that the final schemes would be put out to tender shortly and work would be able to start within the next few months.

The Earby scheme was to relay the flags on one side of Victoria Road in front of the shops and included some pedestrian crossings at junctions with side streets off Victoria Road.

The Barnoldswick scheme consisted of pavement improvement projects in the Town Square area, Ellis Street, Newtown and Rainhall Road.

Depending on the tenders coming in, it was felt that there might be enough UKSPF funding to incorporate some additional public realm works suggested in the Masterplan. For instance, there were suggestions in both masterplans for formalising on-street parking by building out the

pavement, where benches might be placed or trees planted, enhancing the street scene, as well as providing better visibility on accessing junctions.

## **RESOLVED**

(1) That, in respect of Victoria Road, Earby –

- In principle, if funding allowed, elements of the suggestions set out in the Masterplan e.g. formalising on-street parking, be incorporated into the scheme.
- That the views of Earby Town Council be sought on those proposals.
- Otherwise, that the Plan as submitted be accepted as the basis of the works to be carried out.
- Given the availability of further resources that the scheme be expanded to incorporate other aspects of high priority works previously identified or in the masterplan process.

(2) That, in respect of Barnoldswick –

- A performance area/storage space be created at the back of the Town Square (detail to be determined) and incorporated into the scheme.
- That if funding allowed, the Town Square scheme include a build out to the pavement outside the pet shop on the corner of Frank Street and outside the House of Flowers.
- On Ellis Street that the widening of the pedestrian ginnel next to the entrance to the Rainhall Centre incorporate a dropped kerb and the concrete paving stones where the EV Charging points were located be relaid (only replaced with new paving if there was sufficient funding).
- On Newtown, that a build out to the pavement be incorporated on the corner opposite the new green hatched section to prevent a car from parking there and potentially causing an obstruction and the possibility of incorporating a raised crossing at the entrance to Albert Road be explored.
- The Rainhall Road plan incorporate a build out to the pavement on York Street.

## **REASON**

***To provide the best possible public realm schemes with the resources available.***

**172.**

### **ENVIRONMENTAL BLIGHT**

The Head of Economic Growth submitted a report on environmental blight in West Craven which was noted. Plans to provide a new fence at the back of the parking area at Clayton Street was welcomed by the Committee.

**173.**

### **ITEMS FOR DISCUSSION**

#### **(a) Water Pumping Station on Calf Hall Road**

It was reported that hundreds of properties had been affected by water supply failures on a regular and frequent basis over the past two months due to the malfunctioning pumping station on Calf Hall Road, Barnoldswick. This happened with very little warning, so it was difficult for residents to prepare for these events. The Chairman had complained to Yorkshire Water on several



occasions. The lack of power to the pumping station was Northern Powergrid's responsibility. It also meant that some properties were losing electricity as well as water, including businesses in this area.

## **RESOLVED**

- (1) That Yorkshire Water be requested to resolve the water supply failures in this part of Barnoldswick at the earliest opportunity; compensate affected residents; provide bottled water when required; and letter drop the area apologising to for the delivery failure, advising them how to register for their text message system and how to apply for compensation.
- (2) That senior managers of Yorkshire Water and Northern Powergrid be asked for their response to this complaint and to attend the next meeting of this Committee.

## **REASON**

***To seek a satisfactory resolution of a water supply and power failure for affected residents of Barnoldswick.***

### **(b) Barnoldswick Local History Society Archive Room**

Barnoldswick Local History Society used to meet at the town library but some years ago they had been told that the local studies room they used was no longer available. The room they were now using for temporary storage of their archive documents was unsuitable as there was evidence of damp. It was cold and not accessible to members of the public. It was agreed that these were valuable resources which should be protected, cared for and be available for anyone interested in learning more about the local history of Barnoldswick.

## **RESOLVED**

That LCC be asked if they would welcome the Barnoldswick Local History Society back to the local studies room in Barnoldswick Library and for their archive papers to be stored there.

## **REASON**

***To retain and share historical documentation and information on Barnoldswick.***

### **(c) Request to extend Town bus service**

A petition with over 100 signatures was presented at the meeting by a resident of Dales View Park in Barnoldswick requesting that the Town Bus Service be extended to Dales View Park where there were approximately 100 homes with no public transport. The route into town was unsafe for pedestrians which meant that residents either used their own cars or relied on taxis. The suggestion was for the bus route to extend beyond the top of Gillians Lane to Dales View Park where it could use the car park at Dales View Park to turn round.

Members suggested that a stop at the new bungalows off Brogden Lane also be added to this bus route.

**RESOLVED**

- (1) That a meeting be requested with the owner of the Pilkington Bus company which operated the Town bus service to discuss extending the service to Dales View Park and the new bungalows off Brogden Lane.
- (2) That LCC be asked to subsidise the Town bus service.

**REASON**

***To improve public transport to this part of Barnoldswick and encourage greater use of the Town Centre.***

**(d) Future Post Office Provision in Barnoldswick**

This was on the agenda in light of the Post Office building and business being put up for sale as a going concern. It was understood that this was partly due to the Banking Hub coming to Barnoldswick. There was concern that the current post office provision might be lost.

**RESOLVED**

That a meeting be arranged with the owner of the Post Office building in Barnoldswick, the postmaster and the Manager of the Banking Hub, who was a postmaster elsewhere, to find a way forward with the future provision of post office services.

**REASON**

***In the interests of retaining post office provision in the town.***

**(e) Uniroyal Global Update**

It was reported that on 27<sup>th</sup> February an EH officer undertook the annual Environmental Permitting Inspection of Uniroyal in Earby. Part of the inspection was to ensure that the emission conditions of the permit were achieved, and that the thermal oxidiser was operating effectively. This was confirmed with the annual monitoring records of emissions over the past three years checked against the emissions standards and they were found to be well within the limits.

Discussions around the dismantling of the decommissioned stack, identified that in the short-term this was unlikely. However, it was still the company's intention to do this when they were able and would be kept under review. The officer asked to be kept informed of the situation and any changes. The situation would be reviewed by the Council at the next routine permit inspection.

**RESOLVED**

That an update on any plans for dismantling the decommissioned stack at Uniroyal Global be provided following their next annual inspection in 2025.

**REASON**

***In the interests of visual amenity.***

**(f) Euravia – recent complaints**

Some residents in the area had complained about odours from Euravia on occasion when the wind was blowing in a certain direction.

**RESOLVED**

That a meeting be sought with management at Euravia to discuss recent complaints about odours.

**REASON**

*In response to some complaints from local residents.*

**174. OUTSTANDING ITEMS**

It was noted that the following information had been requested and updates were expected to come to the next meeting -

- (a) Youth Provision Update
- (b) Pharmacy Provision in West Craven

**175. 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.

**176. OUTSTANDING ENFORCEMENTS**

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on outstanding enforcements and answered related questions.

**177. PROBLEM SITES**

The Assistant Director Planning, Building Control and Regulatory Services Manager submitted a report on problem sites in West Craven.

**RESOLVED**

That the Assistant Director Planning, Building Control and Regulatory Services be asked to add the site discussed at the last meeting to the problem sites list and to email Members with an update on one of the cases.

Chair .....