

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 7TH DECEMBER, 2023**

PRESENT –

Councillor D. Cockburn-Price (Chair)

Councillors

*S. Cockburn-Price
D. Lord
K. McGladdery
T. Ormerod
K. Salter
A. Sutcliffe*

Co-optees

*M. Thomas (Colne Town Council)
R. Bucknell (Laneshaw Bridge Parish Council)*

Officers in attendance

*Neil Watson Assistant Director, Planning, Building Control and Regulatory Services
Lynne Rowland Committee Administrator*

(Apologies for absence were received from Councillors D. Albin and N. Butterworth and A. McGladdery (Colne BID) and B. Hodgson (Trawden Forest Parish Council).)

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145. DECLARATION OF INTERESTS

Members were reminded of the requirements of the Member Code of Conduct concerning the declaration of interests. The following persons declared a pecuniary interest in the items indicated –

Councillor D. Cockburn-Price Councillor S. Cockburn-Price	23/0692/NMA Non-Material Amendment: Insertion of 2 no. windows to ground floor utility and WC of Planning Permission 23/0082/FUL at Heyroyd Farmhouse, Skipton Old Road, Colne	Minute No.149(a)
Councillor D. Cockburn-Price Councillor S. Cockburn-Price	Area Committee Budget 2023/24 – Bid from Colne Youth Action Group	Minute No.151
Councillor D. Cockburn-Price Councillor S. Cockburn-Price	Colne Youth Action Group	Minute No.153

146. PUBLIC QUESTION TIME

There were no questions from members of the public.

147.

MINUTES

RESOLVED

That the Minutes of the meeting held on 2nd November, 2023 be approved as a correct record and signed by the Chair.

148.

PROGRESS REPORT

A progress report on action arising from the last meeting was submitted for information.

149.

PLANNING APPLICATIONS

(a) Applications to be determined

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report of the following planning applications to be determined -

23/0576/CND Approval of Details Reserved by Condition: Discharge Condition 3 (Materials) of Planning Permission 21/0583/FUL at land adjacent to Whitewalls Drive, Colne for Miss Rebecca Yates

The Assistant Director, Planning, Building Control and Regulatory Services reported that this application had been withdrawn.

23/0601/FUL Full: Refurbishment and extension of the existing market hall and first floor apartments, including demolition of the existing glazed canopy and rear garages, the construction of a new stair and lift tower and the formation of 2 no. 1 bedroom apartments through material change of use with ancillary external works to form a new public car park and bus stop at the Market Hall, Market Street, Colne for PEARL2 Limited

The Assistant Director, Planning, Building Control and Regulatory Services submitted an update which reported receipt of amended plans which included a small glass entrance canopy to the front elevation; the removal of timber cladding; removal of an external door; and a change to the positioning of the Market Hall sign. A condition was also required to control the hours during which the temporary loading access to the front of the building could be used. The recommendation to approve the application remained the same.

RESOLVED

That the Assistant Director, Planning, Building Control and Regulatory Services, in consultation with the Chair, be delegated authority to **grant consent**, subject to receipt of acceptable amended plans and the inclusion of appropriate conditions in relation to window treatments to the residential units and the retail units on Market Place; and the external cladding materials.

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.

23/0674/FUL Full (Major): Change of use to 13 no. flats for supported living accommodation with associated staff accommodation and elevational adaptations at The Exchange, Spring Lane, Colne for Exchange Properties (Colne) Ltd

The Assistant Director, Planning, Building Control and Regulatory Services submitted an update which reported two public comments, and comments from Lancashire Fire and Rescue. The recommendation to approve the application remained the same.

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 dates 06/10/2023, Proposed Site Plan and Elevation Plans 1026/PL/04, Proposed Floor Plans 1026/PL/03.

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 application form and approved drawings 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. Prior to commencement of any works hereby approved, the bat roost surveys recommended within the Preliminary Ecological Appraisal 11611 PEA-SB-V1-11.10.2023 and the Bat Report Version 1 received on 11.10.2023 shall be carried out during the appropriate season and submitted and approved in writing by the Local Planning Authority.

Reason: In the interest of protected species.

5. Prior to first occupation or use of the approved development secure, covered storage for at least one cycle 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 transport modes.

6. Prior to first occupation or use of the approved development the parking and manoeuvring area shown on the approved plans shall be provided and surfaced in a bound porous material and thereafter always remain available for the parking of vehicles associated with

the development and the manoeuvring areas shall be kept free from obstructions in perpetuity.

Reason: To ensure that a satisfactory level of parking and manoeuvring is provided within the site.

7. No development shall take place, including any works of demolition or clearance, 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) Measures to control the emission of dust and dirt during construction
 - v) A scheme for recycling/disposing of waste resulting from demolition or clearance and construction works
 - vi) Details of working hours
 - vii) Routing of delivery vehicles to/from site
 - viii) Timing of deliveries
 - ix) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

Reason: In the interest 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 is acceptable in terms of design, amenity and highway safety. The development is therefore compliant 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.

23/0692/NMA Non-Material Amendment: Insertion of 2 no. windows to ground floor utility and WC of Planning Permission 23/0082/FUL at Heyroyd Farmhouse, Skipton Old Road, Colne for Mr David Cockburn-Price

(Councillors D. Cockburn-Price and S. Cockburn-Price declared a pecuniary interest in this item and withdrew from the meeting.)

Councillor A. Sutcliffe – Vice-Chair (In the Chair)

RESOLVED

That the Non-Material Amendment be **approved**.

REASON

The proposed amendments would not result in a material change to the development as defined by the Council's Non-Material Amendment Practice Note, and the proposal is therefore acceptable as a non-material amendment.

Councillor D. Cockburn-Price (Chair)

(b) Planning appeals

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

In a verbal update it was reported that an appeal against an Enforcement Notice for the unauthorised erection of a horse stable on greenbelt land at field number 3565, Lane Top, Winewall, Colne had been allowed.

150. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

The Head of Legal and Democratic Services submitted a report which gave the up-to-date position on prosecutions.

151. AREA COMMITTEE BUDGET 2023/24

(Councillors D. Cockburn-Price and S. Cockburn-Price declared a pecuniary interest in this item in relation to the funding application from Colne Youth Action Group and withdrew from the meeting for consideration of the bid. Councillor A. Sutcliffe, the Vice-Chair of the Committee, took the Chair for consideration of that bid only.)

The Head of Housing and Environmental Health reported that the current balance for the Committee's area committee budget for 2023/24 was £24,009.

Members were requesting to consider the following –

- De-allocating an underspend of £126.76 for the Laneshaw Bridge Clear-Up Action Day and returning the funds to the area committee budget.
- Allocating £5,728 for a Conservation Area Appraisal for designation of a new conservation area along Keighley Road, Colne.
- A bid of £414.28 from Colne Youth Action Group for Forest School equipment.
- A bid from Colne Open Door Centre for a new fridge. It was noted that, since the submission of a £500 bid, a quote of £399 had been received.

For information, Members were advised that, further to an allocation of funding from this Committee, the research and development work for the installation of new art within Colne was expected to start in January 2024.

RESOLVED

That –

- (1) the underspend of £126.76 for the Laneshaw Bridge Clear-Up Action Day be de-allocated and the funds returned to the area committee budget;
- (2) £5,728 be awarded for a Conservation Area Appraisal for designation of a new conservation area along Keighley Road, Colne;

- (3) an allocation of £414.28 be awarded to Colne Youth Action Group for the purchase of Forest School equipment;
- (4) funding of up to £500 be awarded to Colne Open Door Centre for the purchase of a new fridge.

REASON

To allocate the Committee's budget effectively.

152. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

Draft minutes of a meeting of the Colne and District Working Group of the Colne Community Safety Partnership held on 7th November 2023 were submitted for information.

The Chair also provided a brief update on community safety issues and police matters following his attendance at the earlier Colne Community Safety Partnership meeting.

153. COLNE YOUTH ACTION GROUP

(Councillors D. Cockburn-Price and S. Cockburn-Price declared a pecuniary interest in this item and withdrew from the meeting.)

Councillor A. Sutcliffe – Vice-Chair (In the Chair)

The Committee received an update on the work and activities of the Colne Youth Action Group (CYAG). It was agreed to circulate the information to Members following the meeting.

Councillor D. Cockburn-Price (Chair)

154. LEVELLING UP FUNDED PROJECTS

An update on progress with the Colne Levelling Up Fund (LUF) projects was submitted for information. The projects consisted of the Heritage Quarter (the Muni Theatre, Little Theatre, and Pendle Hippodrome) and the Colne Market site.

155. COLNE BID

The Committee was given an update on the work of Colne BID which included information on Christmas events and next year's soapbox challenge. A brief finance update was also provided.

156. ENVIRONMENTAL BLIGHT

The Head of Economic Growth reported that there were no existing Environmental Blight sites in the Colne and District area.

157. OUTSTANDING ITEMS

The following item had been requested by the Committee. A report would be submitted to a future meeting.

- (a) Town Boundary Signs

It was noted that the initial design and costings for the Wheel Park, Vivary Way, Colne had not yet been seen by Committee. It was agreed that this be added to the list of outstanding items.

158. EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED

That in pursuance of the power contained in Section 100(A)(4) of the Local Government Act, 1972 as amended, the public and press be excluded from the meeting during the next items of business 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.

159. OUTSTANDING ENFORCEMENTS

The Assistant Director, Planning, Building Control and Regulatory Services submitted, for information, a report which gave the up-to-date position on outstanding enforcement cases.

A verbal update was given on a number of cases on the list.

Members asked that a particular issue be brought to the attention of Lancashire County Council.

RESOLVED

- (1) That file reference PLE/23/1483 be removed from the list of outstanding enforcements.
- (2) That the particular issue referenced above be referred to Lancashire County Council.

REASON

- (1) There is no outstanding enforcement action to be taken.*
- (2) So that action could be taken.*

160. NUISANCE VEHICLES

The Head of Policy and Commissioning submitted a report on nuisance vehicles in Colne and District.

161. FLY TIPPING

Members discussed an area of Colne that had become a hotspot for fly tipping and anti-social behaviour.

RESOLVED

That a site visit be carried out.

REASON

In order to assess the problem.

CHAIR _____