

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 8TH FEBRUARY 2024**

PRESENT –

Councillor D. Cockburn-Price (Chair)

Councillors

*N. Butterworth
S. Cockburn-Price
K. Salter
A. Sutcliffe*

Co-optees

M. Thomas (Colne Town 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, D. Lord, K. McGladdery and R. Bucknell (Laneshaw Bridge Parish Council).)



The following persons attended the meeting and spoke on the items indicated –

<i>Clive Holt Ian Handley</i>	<i>23/0789/FUL Full; Change of use of land to site 4 no. holiday camping pods at Moorlands, Skipton Old Road, Foulridge</i>	<i>Minute No.182(a)</i>
<i>Mr A Zaman</i>	<i>23/0810/HHO Full: Demolition of the existing kitchen and the erection of a single storey rear extension at 82 Knotts Lane, Colne</i>	<i>Minute No.182(a)</i>
<i>Hayley Murphy</i>	<i>Area Committee Budget 2023/24</i>	<i>Minute No.184</i>
<i>Ian Robinson</i>	<i>Land Fronting Patten Street, Colne</i>	<i>Minute No.186</i>

178.

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 item indicated –

<i>Councillor D. Cockburn-Price Councillor S. Cockburn-Price</i>	<i>Area Committee Budget 2023/24</i>	<i>Minute No.184</i>
<i>Councillor D. Cockburn-Price Councillor S. Cockburn-Price</i>	<i>Colne Youth Action Group</i>	<i>Minute No.189</i>

Councillors D. Cockburn-Price and S. Cockburn-Price had each been granted a dispensation by the Council's Monitoring Officer to speak and vote on Colne Youth Action Group (CYAG) matters.

179. PUBLIC QUESTION TIME

There were no questions from members of the public.

180. MINUTES

RESOLVED

That the Minutes of the meeting held on 11th January 2024 be approved as a correct record and signed by the Chair.

181. PROGRESS REPORT

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

182. 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 -

23/0676/FUL Full: Siting of an additional 6 static park homes, 4 in retrospect at Prospect Farm Caravan Site, Lenches Road, Colne for Mr Culligan

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 and documents:

GA3368-HP-001

GA3368-PSP-001C

GA3368-ESP-001

Block Plan

GA3368-LP-001

23495-DR-C-0100 DRAINAGE STRATEGY P1

Surface Water Drainage Maintenance and Management Schedule – Dart Engineers Ltd

Prospect Farm flow calculations – Dart Engineers Ltd

Caravan Proposed Plans and Elevations

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

3. Within three months of the date of this decision a detailed landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme 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 within the first planting season following the commencement of the use 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.

4. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 23495-DR-C-0100, Rev P1 - Dated 02/10/2023 which was prepared by RT. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

5. Unless approved in writing by the Local Planning Authority no further ground clearance, demolition, or construction work shall commence until protective fencing, to BS 5837 : 2012 at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land. 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. The fencing shall be located at least 1.00 metre beyond the protected area detailed in BS 5837. 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.

Reason: To prevent existing trees from being damaged during building works.

6. Prior to the installation of any external lighting details including type, size, location, intensity and direction of the proposed external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall thereafter at all times be maintained and operated in strict accordance with the approved details.

Reason: To ensure that light pollution does not occur.

7. Notwithstanding details shown on approved plans, prior to first occupation of any approved static home, two car parking spaces shall be provided and retained for the lifetime of the development.

Reason: To ensure that an adequate level of off-road parking is provided.

8. Prior to first occupation of any approved static home an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

Reason: To ensure that the development provides the infrastructure for sustainable forms of transport.'

Informative

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-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 housing 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.

23/0789/FUL Full: Change of use of land to site 4 no. holiday camping pods at Moorlands, Skipton Old Road, Foulridge for Mr and Mrs I. & D. Handley

The Assistant Director, Planning, Building Control and Regulatory Services reported that the current plan included parking over the root protection area of tree 7. An amended plan was due to be submitted to avoid this. He also advised that a condition could not be imposed to erect a sign on land outside the ownership of the applicant.

RESOLVED

That consideration of this application be **deferred** to allow for a site visit and, in the meantime, the applicant be requested to submit an ecology assessment of the site.

23/0810/HHO Full: Demolition of the existing kitchen and the erection of a single storey rear extension at 82 Knotts Lane, Colne for Mr M. Mazar

RESOLVED

That the Assistant Director, Planning, Building Control and Regulatory Services be delegated authority to **grant consent** subject to receipt of acceptable amended plans to improve the design of the development.

(b) Planning appeals

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

183. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

184. AREA COMMITTEE BUDGET 2023/24

(Councillors D. Cockburn-Price and S. Cockburn-Price declared a pecuniary interest in this item in relation to a funding bid from Colne Youth Action Group but had been granted a dispensation by the Council's Monitoring Officer to speak and vote on Colne Youth Action Group matters. They also declared a non-pecuniary interest in relation to a funding bid from Lidgett and Beyond which was not a disclosable pecuniary interest as defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.)

The Director of Place submitted a report which advised Members on the Committee's 2023/24 area committee budget.

The following four bids were submitted for consideration –

- Colne Boundary Walk information boards - £429.04
- Painting car park barriers, Nelson Street and Stanley Street - £1,000
- Warm space repairs, Colne Citadel - £7,250
- Martial arts kit, CYAG - £500

RESOLVED

That –

- (1) funding of £429.04 be awarded to Lidgett and Beyond from the Committee's central area committee budget for Colne Boundary Walk information boards;

- (2) £1,000 be allocated from the Committee's central area committee budget for painting the car park barriers at Nelson Street and Stanley Street;
- (3) £500 be allocated from the individual funds of Councillor David Cockburn-Price to Colne Youth Action Group towards the purchase of martial arts kit;
- (4) Colne Citadel be awarded £1,000 from the Committee's central area committee budget towards warm space repairs at Colne Citadel, Market Place, Colne.

REASON

To allocate the Committee's budget effectively.

185. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison meeting held on 20th November 2023 were submitted for information.

186. LAND FRONTING PATTEN STREET, COLNE

The Director of Place submitted a report which provided an update on the position with the land fronting 6-22 Patten Street, Colne.

It was reported that garden enclosures had been created by residents in early 2020 without permission. A decision on whether to grant garden tenancies, following a request from residents, had been deferred in 2020/21 due to Covid restrictions preventing a meeting with residents.

No further progress had been made regarding the tenancies, but the land was still being used. It was reported that the gardens which had been created were not being maintained; the fencing was in disrepair and the area was subject to fly tipping.

The Committee agreed that the land should be tidied and reinstated and suggested that Elisha House be approached for their assistance in carrying out this work.

RESOLVED

- (1) That arrangements be made for the site to be tidied and reinstated.
- (2) That, following completion of the works, the long-term use of the land be referred to Colne Town Council for discussion.

REASON

Reinstatement of the land will reduce the risks of fly tipping and vermin and improve visual amenity.

187. WHEEL PARK, VIVARY WAY, COLNE

The Assistant Director, Operational Services advised that specialist consultants were working with the Council to design a potential wheel park/skate park at Vivary Way, Colne. A consultation event was being held in two weeks' time to hear what features/design elements local users would like to see in the scheme.

188. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

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

189. COLNE YOUTH ACTION GROUP

(Councillors D. Cockburn-Price and S. Cockburn-Price declared a pecuniary interest in this item but had been granted a dispensation by the Council's Monitoring Officer to speak and vote on Colne Youth Action Group matters.)

An update was provided on the work and activities of Colne Youth Action Group. This included a summary of the ongoing activities; grant opportunities; and information relating to the Youth Hub. It was noted that the option of a wind turbine was being explored.

190. LEVELLING UP FUNDED PROJECTS

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

191. COLNE BID

The Committee was given an update on the work of Colne BID. Members were reminded of the upcoming Winter Bloom Light Festival and advised of plans for a 70s weekend. The AGM was due to be held shortly and the Masterplan would be going out to general consultation soon.

192. LITTER/DOG WASTE BINS AND SUBSTATION SITES

The Assistant Director, Operational Services reported on the spend on litter/dog waste bins in Quarter 3 for the period October to December 2023.

It was noted that, of the £1,000 budget allocated by this Committee in May 2023, £772.46 had been spent on the replacement of three litter bins.

In addition, due to wear, damage or a reduced need for the facility four bins had been replaced/removed by Operational Services.

Members were encouraged to report any substations within their area that were causing a problem with litter and/or fly tipping to Operational Services.

193. OUTSTANDING ITEMS

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

(a) Town Boundary Signs

194. 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.

195. 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.

196. NUISANCE VEHICLES

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

RESOLVED

That the Head of Legal and Democratic Services be asked to advise on the most appropriate course of action for the one vehicle on the list first reported in August 2023.

197. ENVIRONMENTAL CRIME

The Assistant Director, Operational Services submitted a report which informed Members of the enforcement actions taken during the period between 1st October to 31st December 2023 within Colne and District and provided annual totals for 2023/24.

CHAIR _____