

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT SALTERFORTH VILLAGE HALL
ON 4TH JUNE 2024**

*PRESENT –
Councillor D. M. Whipp (Chair)*

Councillors

*C. Church
D. Hartley
S. Land
M. Strickland
T. Whipp*

Co-optees

*S. Ashley, Kelbrook and Sough Parish Council
A. Inman, Earby Town Council
C. Pollard, Salterforth 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>



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

<i>Robert Hodgkiss</i>	<i>24/0201/HHO - Full: Erection of a single storey detached garage and workshop to replace detached store at Booth Bridge Cottage, Booth Bridge Lane, Thornton in Craven</i>	<i>Minute 26(a)</i>
<i>Rebecca Dennis Johnson Mulk</i>	<i>24/0213/VAR - Variation of Condition: Regularise Condition 1 (Implementation of timescales), Vary Condition 2 (Plans), Condition 3 (Materials), Condition 4 (Materials), Condition 5 (Materials), Condition 7 (Landscaping Scheme); Compliance of Conditions: Condition 8 (Management and Maintenance), Condition 9 (Construction Method Statement), Condition 10 (Ecological Mitigation Scheme), Condition 12 (Flood Risk Assessment), Condition 13 (Maintenance Scheme), Condition 14 (Site Specific Flood Risk Assessment), Condition 15 (Sustainable Drainage Strategy), Condition 16 (Construction Surface Water Management Plan), Condition 17 (Site-Specific Operation Manual), Condition 20 (Construction of Site Access and Off-site works), Condition 21 (Full Engineering, Drainage, Street Lighting and Constructional Details of roads and footways), Condition 22 (Management and Maintenance of estate roads and footways); Removal of Conditions: Condition 19 (Flood Resilience Measure), Condition 25 (Highway boundary wall), Condition 29 (Archaeological Recording) and Condition 30 (Historic Record) of Planning Permission 22/0577/FUL at Development Site at Former</i>	<i>Minute 26(a)</i>

Brook Shed, New Road, Earby

Sam Pendred 24/0281/HHO - Full: Demolition of existing conservatory and the erection of a single storey rear extension at 8 Chapel Hill, Salterforth Minute 26(a)

Jo Hale 24/0094/FUL - Full: (Major)- Hybrid planning application Minute 26(b)
Debbie Richardson (Full planning application for 39 no. homes to the North and
John McIvor Outline planning application for up to 31 no. homes to the
South with access (all other matters reserved)) at Land to
the East of Colne Road

22. DECLARATIONS OF INTEREST

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

23. PUBLIC QUESTION TIME

A resident from Sough asked why the pothole repairs being carried out in the area were not being done to a better standard. Councillor D. Hartley said that he had raised this issue with one of the contractors on site and had been told that, due to the number of repairs they had to complete in a given period, they did not have the time to do a proper, effective job.

The Chair agreed that the standard of repairs was poor and said he would ask for this issue to be raised with LCC who had responsibility for Highways.

24. MINUTES

RESOLVED

That subject to the date in the header being amended from 2023 to 2024, that the Minutes of the meeting held on 7th May 2024, be approved as a correct record.

25. POLICE AND COMMUNITY SAFETY ISSUES

Crime statistics for May 2024 compared to the previous year had been submitted for information. They were broken down as follows –

	2023	2024
Burglary – Residential	3	0
Burglary – Commercial	1	0
Burglary – Non-dwelling	1	2
Vehicle Crime	5	6
Assaults	23	22
Theft	5	9
Arson/Criminal Damage	7	6
Other Crime	24	14
All Crime	69	59
Hate crime	1	0
Anti-Social Behaviour (ASB)	23	22

Sergeant C. Emmett had sent apologies for the meeting but said he would try to ensure that someone would attend the next meeting. In his view there were no matters of concern. He thought that the Bands on the Square event had gone well and it had been well organised. He also thought the security staff had done a good job. The few arrests the Police made seemed like isolated incidents and separate to the community feel of the event.

Members discussed issues of community safety. In particular an arson attack at Earby Cricket Club, where a group of youths had been seen starting a fire on the boundary next to a resident's garage on Riverside Terrace. The Emergency Services responded very quickly to a 999 call but those responsible managed to get away. Members were informed that the Lancashire Fire and Rescue Service were working on a strategy with the Police where these incidents were being reported and followed up. Appropriate action would be taken and escalated in some cases. There were also worrying reports of youths jumping on the back of buses.

RESOLVED

- (1) That the Police be thanked for their policing of the Bands on the Square event over the weekend.
- (2) That the crime statistics for the month be noted and the Police representative attending the next meeting be asked to share their action plan for tackling certain issues e.g. ASB.

26. PLANNING APPLICATIONS

(a) Planning applications for determination

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

24/0201/HHO Full: Erection of a single storey detached garage and workshop to replace detached store at Booth Bridge Cottage, Booth Bridge Lane, Thornton in Craven for Mr C. Mitchell

(A site visit was undertaken prior to the meeting.)

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 458/1B, Proposed Site Plan 458/3K, Proposed Elevations 458/15A, Proposed Floor & Roof Plans 458/14B.

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

3. The external materials used in the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. The windows to the south-west elevation of the garage/workshop hereby approved shall at all times be obscure glazed to a minimum level of obscurity of Pilkington Level 5 (or equivalent). The windows shall at all times be hung in such a way that prevents the effect of the obscure glazing being negated by opening.

Reason: To protect the amenity of occupiers of the neighbouring properties.

5. 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), no new openings shall be formed to the garage/workshop hereby approved.

Reason: To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and amenity of the area and impacts on neighbouring properties.

6. Prior to first use of the approved garage/workshop details of appropriate measures to construct a flush set, kerbed edge tied into the back of the carriageway on Booth Bridge Lane shall be submitted to and approved in writing by the Local Planning Authority and completed in accordance with the approved scheme.

Reason: In the interest of highway safety to protect the structural integrity of the highway network maintained at public expense.

7. The access to the highway shall be constructed, laid out and surfaced in bound porous materials within one month of the first use of the garage/workshop hereby approved and thereafter retained and maintained.

Reason: In the interest of highway safety.

8. The garage door shall be of a type that enables a car to pull clear of the carriageway whilst it is opened/closed. The garage door shall be installed and maintained thereafter in accordance with the approved plans.

Reason: In the interest of highway safety to ensure that a vehicle parked in front of the garage is parked wholly off Booth Bridge Lane.

Note: The grant of planning permission will require the applicant to provide kerbing and tie-in details along the rear edge of the carriageway on Booth Bridge Lane to ensure that any works carried out are not to the detriment of the highway network maintained at public expense. The necessary details can be obtained from the highways authority by e-mailing

developeras@lancashire.gov.uk quoting the planning application number.

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.

24/0205/FUL Full: Change of use from workshop to beauty salon with associated internal and external changes at The Workshop, Cemetery Road, Earby for Mr Matthew Holmes

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 strict accordance with the following approved plans: Location Plan 2243/100, Proposed Site Plan 2243-03A, Proposed Elevation Plan 2243-05A, Proposed Floor Plan 2243-04A,

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

3. Samples of materials including descriptions, shall be submitted to the Local Planning Authority for written approval prior to commencement of work on the site. The development shall be carried out using only the agreed materials.

Reason: In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. No operation shall take place outside the hours of 0800 and 1900 on weekdays, 0900 and 1900 on Saturdays and 1000 and 1800 Sundays or Bank / Public Holidays.

Reason: In the interests of neighbouring amenity.

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.

24/0213/VAR Variation of Condition: Regularise Condition 1 (Implementation of timescales), Vary Condition 2 (Plans), Condition 3 (Materials), Condition 4 (Materials), Condition 5 (Materials), Condition 7 (Landscaping Scheme); Compliance of Conditions: Condition 8 (Management and Maintenance), Condition 9 (Construction Method Statement), Condition 10 (Ecological Mitigation Scheme), Condition 12 (Flood Risk Assessment), Condition 13 (Maintenance Scheme), Condition 14 (Site Specific Flood Risk Assessment), Condition 15 (Sustainable Drainage Strategy), Condition 16 (Construction Surface Water Management Plan), Condition 17 (Site-Specific Operation Manual), Condition 20 (Construction of Site Access and Off-site works), Condition 21 (Full Engineering, Drainage, Street Lighting and Constructional Details of roads and footways), Condition 22 (Management and Maintenance of estate roads and footways); Removal of Conditions: Condition 19 (Flood Resilience Measure), Condition 25 (Highway boundary wall), Condition 29 (Archaeological Recording) and Condition 30 (Historic Record) of Planning Permission 22/0577/FUL at Development Site at Former Brook Shed, New Road, Earby for Gleeson

An update was circulated prior to the meeting reporting receipt of amended plans with very minor alterations to the house and garage designs. The plans stated that the roof tiles were to be rolled profile rather than flat profile as specified in the Materials Schedule. Revised plans were to be submitted to correct this detail. Subject to the receipt of these amended plans the recommendation remained to delegate authority to the Assistant Director, Planning, Building Control and Regulatory Services to grant consent.

RESOLVED

That the Assistant Director Planning, Building Control and Regulatory Services be delegated authority to grant permission subject to an appropriate palette of materials, and the provision of a pedestrian/cycle link running from the access road through to Longroyd to be dealt with through an appropriate mechanism and the following conditions –

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 01 Rev P, 05 Rev F, 06 Rev C, Materials Schedule Rev G, P22- 1812_01K, P22-1812_02K, P22-1812_03K, P22-1812_04K, 201-S-0001 Rev C04, 301-S-0001 Rev C06, 304-S-0001 Rev C04, 311-S-0001 Rev C05, 313-S-0001 Rev C04, 314-S-0001 Rev C04, 337-S-0001 Rev C07, 401-S-0001 Rev C06, 403-S-0001 Rev C02, BT_01, NSD251 Rev B, SD103 Rev C, SD125 Rev P01, SD1700 Rev E, SD1701 Rev E.

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

2. The materials of external walls and roofs of the development shall be in accordance with the Materials Schedule F.

Reason: To allow the Local Planning Authority to control the external appearance of the development to protect the significance of the Conservation Area.

3. The window openings shall be set back from the external face of the wall. Unless otherwise agreed in writing by the Local Planning Authority the depth of reveal shall be at least 70mm.

Reason: To ensure the continuation of a satisfactory appearance to the development.

4. The landscaping scheme (P22-1812_01K, P22-1812_02K, P22-1812_03K, P22-1812_04K), shall be implemented in its entirety within the first planting season following the substantial completion 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.

5. The landscaped areas shall be managed and maintained in accordance with Landscape and Ecological Management Plan (Pegasus Group, November 2023).

Reason: To ensure the landscaped areas are adequately managed and maintained in the interest of the visual amenity of the area and to protect the significance of the Conservation Area.

6. The Construction Management Plan (Gleeson, 28.02.2024) shall be adhered to throughout the construction period.

Reason: In the interest of highway safety and residential amenity.

7. The development shall be carried out in strict accordance with the recommendations of the Preliminary Ecological Appraisal May 2022, the Bat Activity Survey Results Report June 2022, and bat and bird boxes shall be installed as shown on the landscaping scheme prior to the occupation of each dwelling they are installed to (P22-1812_01K, P22-1812_02K, P22-1812_03K, P22-1812_04K).

Reason: To ensure that the development acceptably preserves or enhances the ecology of the site and does not result in unacceptable harm to protected species.

8. All agreed remediation measures shall be carried out in accordance with the Remedial Options Appraisal, Remediation Strategy and Verification Plan (Ground Risk, September 2023).

In addition, prior to commencing construction of any building, the developer shall first submit to and obtain written approval from the Local Planning Authority a report to confirm that all the agreed remediation measures have been carried out fully in accordance with the agreed details, providing results of the verification programme of post-remediation sampling and monitoring and including future monitoring proposals for the site.

Reason: In order to protect the health of the occupants of the new development and prevent contamination of the controlled waters.

9. The flood mitigation measures provided in the Flood Risk and Drainage Assessment Rev B and shown on 30581_102C_Proposed Flood Mitigation and 30581_104C_Flood Mitigation Detailed Sections shall be fully implemented prior to occupation and shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons: To reduce the risk of flooding to the proposed development and future occupants and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided

10. The proposed development shall be carried out in accordance with 30581 Flood Mitigation Maintenance Schedule Rev A.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is maintained.

11. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment ("Flood Risk and Drainage Assessment – New Road, Earby" ref "30581/FRA/SRG" Rev B, dated August 2023, compiled by Gleeson).

The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site.

12. The final surface water sustainable drainage strategy, based on the Flood Risk and Drainage Assessment Rev B, shall be implemented in accordance with:

30581 Proposed SW New Road Earby 1to30yr RP Rev C
30581 Proposed SW New Road Earby 100yr Rev C
30581_25_Drainage Layout with Flood Levels & Depths
30581_1A_Highways and Drainage Layout
30581_3_1A_Longitudinal Sections
30581_3_2A_Longitudinal Sections,
30581_7A_Control Manhole Details
30581_11_1A_Offline Private Attenuation Tank Details
30581_11_2A_Offline Private Attenuation Tank Details
30581_11_3A_Offline Private Attenuation Tank Details
30581_12_A_Single & Shared Private Drive Details
30581_22_Emergency Flood Route Plan
30581_8A_External Levels Layout
30581_17A_Impermeable Area Layout
30581_102C_Proposed Flood Mitigation
30581_104C_Flood Mitigation Detailed Sections

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site.

13. The proposed development shall be carried out in accordance with the 30581_23A_Construction Phase Surface Water Management Plan. The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase.

14. The drainage system shall be retained, managed, and maintained in accordance with the 30581 SUDS Operation & Maintenance Plan dated Dec 2023.

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 sustainable drainage system is subsequently maintained.

15. 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.

16. The development shall be constructed in accordance with 30581_200D_S278 Agreement General Arrangement and 30581_202A_Typical Bus Stop Details.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site in the interests of highway safety and pedestrian and cycle accessibility.

17. The development shall be constructed in accordance with the following details:

24725-D-01 – Proposed Lighting Layout
30581_1A_Highways & Drainage Layout
30581_2A_Road Setting Out Details
30581_3_1A_Longitudinal Sections
30581_3_2A_Longitudinal Sections
30581_8A_External Levels Layout
30581_8A_External Levels Layout
30581_10A_Proposed Road Contours Layout

30581_16A_Section 38 Agreement Layout – PLAN 1

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

18. The estate road and footways shall be maintained in accordance with 30581_16A_Section 38 Agreement Layout – PLAN 1 until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the users of the highway and the visual amenities of the locality.

19. The internal estate roads shall be constructed in accordance with the approved engineering details and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the estate road is acceptably constructed in the interest of highway safety.

20. Prior to occupation of the first dwelling visibility splays measuring 2.4m back from the centre line of the access and extending 48.8m Eastbound and 47.9m Westbound on the nearside carriageway edge shall be provided at the new access onto New Road, as shown on the approved plans. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free from obstruction at all times thereafter for the lifetime of the development.

Reason: In the interest of highway safety to ensure adequate inter-visibility between highway users at the site access.

21. Prior to first occupation of any dwelling the driveways shall be constructed in a porous bound material and the garages constructed and shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling.

Reason: In order to ensure satisfactory levels of off-road parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

22. Prior to first occupation of each dwelling secure, covered cycle storage shall be provided at a ratio of two cycle spaces per dwelling in accordance with the approved plans and maintained thereafter.

Reason: To ensure adequate provision for sustainable transport.

23. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently available.

Reason: To ensure adequate provision for sustainable transport.

24. Prior to the occupation of the first dwelling details of the proposed on-site feature to be provided and the timing of the provision shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details and timing.

Reason: In order to provide an appropriate record of the chimney and engine house as an archaeological record.

Note: The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to the works outlined in Condition 2. The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

The use of flood resistance and resilience measures is recommended.

Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact the building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>
- CIRIA Code of Practice for property flood resilience
https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx
- British Standard 85500 – Flood resistant and resilient construction
<https://shop.bsigroup.com/ProductDetail/?pid=00000000030299686>

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506

506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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 all relevant regards. 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.

24/0281/HHO Full: Demolition of existing conservatory and the erection of a single storey rear extension at 8 Chapel Hill, Salterforth for Mr Sam Pendred

(A site visit was undertaken prior to the meeting.)

An update was circulated prior to the meeting reporting receipt of 3 additional comments from members of the public which were all in support of the application. The Planning Officer's recommendation was still to refuse this application.

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:
 - 0003- Existing & Proposed Plan (received 01.05.24)
 - 0003- Existing & Proposed Site Plan (received 01.05.24)
 - Location Plan (received 01.05.24)

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

3. All the external materials to be used in the elevations and roof of the development hereby permitted shall be as stated on the application form and approved plans and there shall be no variation without the prior consent of the Local Planning Authority.

Reason: These materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

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.

(b) Planning Application for comment

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

24/0094/FUL Full: (Major) - Hybrid planning application (Full planning application for 39 no. homes to the North and Outline planning application for up to 31 no. homes to the South with access (all other matters reserved)) at Land to the East of Colne Road for Dalesview Developments Limited

(A site visit was undertaken prior to the meeting.)

As this application was for over 60 dwellings it had been brought before the area committee for comments only. These would be reported to Development Management Committee which would determine the application.

RECOMMENDATION

That Development Management Committee be recommended to refuse the application for the following reasons –

- Harmful impact on the open countryside
- Outside of the settlement boundaries of Earby and Sough
- Loss of green space
- Closing of the natural break between the built-up settlements of Earby and Sough
- High density housing was not in keeping with the open countryside
- Boundary treatment concerns – houses proposed were only 1.5 or 2.5 metres from the existing boundary on Brookfield Way. There should be a buffer. Also concerns over proximity of heat pumps/bin stores to residents of Brookfield Way.
- Flooding issues – Earby had a history of flooding and millions of pounds had been spent on flood defence measures. LCC Lead Flood Authority had objected to the development due to an inadequate flood assessment and drainage strategy. The EA had also objected due to the inadequate flood assessment. The flooding assessment was inaccurate – it said there had been no instances of flooding and yet photographs showed the field storing water and water from New Cut emptying onto the site. This was a common occurrence. There were also concerns over the inadequate foul water sewer infrastructure (there were reports from residents of backing up in downstairs toilets on Brookfield Way).
- Existing planning approvals was sufficient to meet the housing requirements for the area. These included 2 housing developments for over 100 houses on brownfield sites to prevent green fields from being taken.
- Impact on the Public Right of Way
- Layout of pedestrian access was inadequate and not a good example of sustainable development
- Impact on local health and education services

- The development was contrary to the Kelbrook and Sough Neighbourhood Plan
- Increased traffic on A56, which was already a very busy road
- Impact on biodiversity and wildlife – 19 species of flora and fauna, 10 species of birds including grey heron and curlew, various species of bats including those in decline, other wildlife including otters, roe deer and hedgehogs.

(c) Planning Appeals

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

27. 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 gave a verbal update on North Block and South Block Wardle Storey offices in Earby. It was hoped that the application to the Environment Agency for the license for the crossing point would be submitted soon.

28. AREA COMMITTEE BUDGET

The Head of Economic Growth submitted a report on the Committee's 2024/25 Area Committee Budget.

Members considered a bid from Kelbrook and Sough Parish Council seeking £1,857 for improvements to the children's playground in Kelbrook. In the discussions it was noted that the land was leased each year from LCC but this short-term lease made it difficult for the Parish Council to apply for grants from other organisations.

As requested at the last meeting a quote had been obtained for relacing/repairing the Stream and Steam Information Boards. This was £200 plus VAT.

RESOLVED

- (1) That the information contained in the report on agreed schemes and electorate area allocations for 2024/25 be noted.
- (2) That £1,857 be allocated from the Kelbrook allocation for improvements to the children's playground in Kelbrook and LCC be asked if they would be willing to extend the length of the lease for this facility to enable the Parish Council to apply for grants from elsewhere.
- (3) That Barnoldswick Town Council be asked if they would consider repairing the interpretation boards for Stream and Steam.

REASON

To enable the area committee budget to be allocated effectively.

29. PREMISES IMPROVEMENT GRANTS

The Head of Economic Growth submitted a report on the Premises Improvement Grants scheme in 2023/24 which had been deferred from the last meeting for further information about grant enquiries in 2023/24. The Committee were invited to appoint a minimum of two Grant Panel members for 2024/25. The report requested funding from the 2024/25 Area Committee Budget for applications to the Premises Improvement Grants Scheme - £3,000 for Barnoldswick and £3,000 for Earby.

The report also proposed changing the criteria to require two rather than 3 quotes for proposed works. Members understood that some businesses had paid for pre-application planning advice for possible PIG works when the works might not qualify or go ahead. The Assistant Director Planning, Building Control and Regulatory Services said that he was happy for PBC not to charge for this service going forward.

RESOLVED

- (1) That the summary of the Premises Improvement Grants scheme in 2023/24 be noted.
- (2) That £3,000 be allocated from the 2024/25 Area Committee Budget for Premises Improvement Grants in Barnoldswick in 2024/25 and £3,000 for Earby.
- (3) That Councillors D. Hartley, C. Church and D.M. Whipp be appointed Grant Panel members for 2024/25.
- (4) That the criteria in relation to quotes be reduced from three to two, as recommended in the report.
- (5) That the Assistant Director Planning, Building Control and Regulatory Services be asked to ensure that the Planning Team were aware of the change in procedure regarding free pre-application advice for businesses applying for Premises Improvement Grants.

REASON

- 1. To allow the Premises Improvement Grants Scheme to continue for Barnoldswick and Earby in 2024/25.**
- 2. To allow Members to make decisions that support the ongoing regeneration of Barnoldswick and Earby Town Centres.**
- 3. To increase the take-up of Premises Improvement Grants in the Town Centres.**

30. ENVIRONMENTAL BLIGHT

The Head of Economic Growth submitted a report on environmental blight sites in West Craven. There were reports that the new drain installed by LCC in the corner of West Close Lorry Park was blocked and of flytipping in the Lorry Park outside the gates of the Household Waste Recycling Centre, which was only open Thursday to Monday.

RESOLVED

- (1) That the Assistant Director Operational Services be asked to reiterate the request for permission to allow PBC to erect cameras and signage on the Recycling Centre site overlooking the Lorry Park and whilst this was being arranged staff be asked to remove any fly-tipping from the Lorry Park when the site re-opened each week.
- (2) That the new fence erected at Clayton Street, Barnoldswick and the enquiries from residents about purchasing the land behind their houses be noted.

REASON

In the interests of residential amenity.

31. UPDATE ON BUILDING RUBBLE/SPOIL AFFECTING OUSEL DALE

At the last meeting it was reported that building rubble and spoil from a development had been dumped onto the embankment in Council owned woodland in Clough Park. Members were informed that a site visit was made on 20th May when it could be seen that work had commenced to clear the site but more recent inspections had found work had slowed down. The developer was being contacted again regarding the removal of the debris. It was noted that failure to carry out the works could result in formal action being taken.

32. REPRESENTATIVES ON OUTSIDE BODIES

(a) Bancroft Mill Engine Museum

The Committee was asked to consider the appointment of a trustee to the Bancroft Mill Engine Museum. Cllr C. Church was the current Trustee and was appointed in June 2022. It was noted that the appointment was normally for a term of three years unless the appointing body decided upon a shorter term.

RESOLVED

That Councillor C. Church continue to be the Council's Trustee of the Bancroft Mill Engine Museum for 2024/25.

(b) Earby and Salterforth Internal Drainage Board

At the last meeting Councillors D. M. Whipp and S. Land were appointed to the Earby and Salterforth Internal Drainage Board for 2024/25. It was pointed out by the IDB that in fact Pendle Council had 7 places on the Board and asked if the Committee or the Council wished to appoint any further representatives.

RESOLVED

That Councillors D. Hartley and T. Whipp be appointed to the Earby and Salterforth Internal Drainage Board for 2024/25, in addition to Councillors S. Land and D. M. Whipp.

REASON

To represent the Council on these local organisations.

33. ITEMS FOR DISCUSSION

(a) Together Housing property on Kelbrook Road

Members had received complaints from residents/leaseholders in Together Housing property on Kelbrook Road about management fee increases and concerns over some maintenance charges.

RESOLVED

That Together Housing be asked if they would be willing to meet to discuss some residents' concerns over charging issues.

REASON

To respond to residents' concerns and in the interests of transparency.

34. 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) Meeting with Pilkington Bus Company and LCC about the possibility of extending the Barnoldswick Town bus service.
- (b) Meeting to discuss future provision of post office service in Barnoldswick
- (c) Meeting with Euravia
- (d) Meeting requested with NHS Lancashire and South Cumbria Integrated Care Board to discuss pharmacy provision
- (e) Update on youth provision
- (f) Update on 2 Northern Powergrid issues in Barnoldswick

It was noted that discussions were taking place to try and arrange the meetings that had been requested. An update on youth provision was expected at the next meeting.

Northern Powergrid had provided an update on the 2 issues Members raised at the 26th March 2024 meeting. Their substation at the back of the former bank in Barnoldswick Town Centre would not be relocated in the new future. They were awaiting third party agreement to cross land which would enable them to replace overhead power lines on steel pylons at Ghyll Meadows. They would advise Members further once they had an update.

35. 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.

36.

OUTSTANDING ENFORCEMENTS

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

RESOLVED

That the Assistant Director, Planning, Building Control and Regulatory Services be asked to try and move progress with the first and second cases on the list.

Chairman