

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT THE RAINHALL CENTRE, BARNOLDSWICK
ON 3RD SEPTEMBER 2024**

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

Councillors

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

Co-optees

A. Inman, Earby Town Council

Police

*Sergeant C. Emmett
PCSO A. Fielding*

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 for absence were received from Co-optee L. Katiff.)



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

<i>Debbie Richardson</i>	<i>24/0378/FUL - Full: Erection of timber stables and change</i>	<i>Minute 74(a)</i>
<i>Phil Parrish</i>	<i>of use of land to equine use at Land to the NW of Stone</i>	
<i>Samantha Lane</i>	<i>Trough House, Old Stone Trough Lane for Mrs Sam Lane</i>	

70. DECLARATIONS OF INTEREST

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

71. PUBLIC QUESTION TIME

An Earby resident said she had contacted LCC three times about the recent street works in Earby carried out by Virgin Media installing fibre optic cables but had not had a response. She asked if the Committee had any further information. The Chair said that the various problems these works were causing were discussed at the last meeting when they resolved that LCC be asked for information on the permits granted for the street works and, if Virgin Media were not adhering to them, whether they were taking or had taken any enforcement action. The Chair said that LCC had been contacted but had not yet replied. He would ask for LCC to be chased for a response.

72. MINUTES

RESOLVED

That the Minutes of the meeting held on 6th August 2024, be approved as a correct record.

73. POLICE AND COMMUNITY SAFETY ISSUES

Sergeant C. Emmett provided crime statistics for August 2024 at the meeting. They were broken down as follows –

	2023	2024
Burglary – Residential	3	3
Burglary – Commercial	0	0
Burglary – Non-dwelling	0	0
Vehicle Crime	3	3
Assaults	27	18
Theft	7	10
Arson/Criminal Damage	3	3
All Recordable Crime	50	45
All Recordable Crime (year to date)	428	467
Anti-Social Behaviour (ASB)	31	20

He highlighted some of the recent crimes and gave an overview of recent and current Police operations and priorities in the area. A car had been stolen in the Coates area. There had been incidents of scrap metal theft. There was also reference to 2 campervans stolen in the Earby area within 24 hours of each other. Cross border criminal activity was suspected. A multi-agency approach was being taken to try and catch the offenders. He encouraged everyone to report any crimes, no matter how small, as this helped to build up a picture of crime in an area and could help to identify individuals. Any intelligence, photos or video footage was welcomed.

He said the Police were using various tools to tackle offenders, including educational work, Automatic Number Plate Recognition cameras, and CCTV. He said they were keen to tackle ASB by young people early on and used various resources including youth referrals, mentoring programmes and diversionary activities. Burnley Football in the Community had done some good work in this area. He explained how the Police were tackling the vehicles with loud exhausts. A car could be seized if they had been warned more than once. Again, he encouraged all ASB, including graffiti, to be reported so that the Neighbourhood Team could get onto it straight away.

In the coming months, Operation Bright Sparks would be rolled out focussing on combatting fireworks ASB through work with schools and retailers. PCSO A. Fielding gave details of a new scheme being trialled in the villages around Barrowford where school children would be asked to design posters/banners encouraging people to drive safely, particularly in respect of cyclists and horse riders. This scheme could be rolled out to other areas and shared with the Neighbourhood Team in West Craven.

Inspector R. Grey, the new geographical neighbourhood inspector for Ribble Valley and Pendle, was now in post. He had come from Burnley so was familiar with the area. A new Community Beat Manager would also be in post soon covering the West Craven area. Sergeant C. Emmett emphasised that he was always trying to secure additional resources or draw on resources from neighbouring areas to help with policing this part of Pendle where possible. He hoped to attend meetings more regularly going forward and to continue providing updates either in person or in his absence.

The comprehensive update from Sergeant C. Emmett and his and PCSO A. Fielding's attendance were very much appreciated by Members of the Committee.

74. 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 -

22/0540/CND *Approval of Details Reserved by Condition: Discharge of Condition 4 (Site Levels), Condition 9 (Drainage Details), Condition 13 (Highway Improvements) of Planning Permission 21/0111/FUL (Appeal APP/E2340/W/21/3288078) at Land to the west of Brogden View, Brogden Lane, Barnoldswick for Applethwaite Limited*

(A site visit was carried out prior to the meeting.)

RESOLVED

That the application be **deferred** for more information on drainage and surface water disposal.

24/0378/FUL *Full: Erection of timber stables and change of use of land to equine use at Land to the NW of Stone Trough House, Old Stone Trough Lane for Mrs Sam Lane*

RESOLVED

That planning permission be **granted** subject to the conditions below and the following additional conditions requesting –

- An accessible gate in place of the proposed stile
 - Closure of one of the access points
 - Information on stating how the development will cut into the land
 - Details of how the associated paraphernalia on site will be stored
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 P5896_100 Rev B, Proposed Entrance Plan 24/18/11, Proposed Elevation and Floor Plan 24/18/1, Proposed Stable Plan including Tree Protective Fencing Plan 24/18/14 and 24/18/12

Reason: For the avoidance of doubt and in the interests of proper planning.
 3. All materials to be used in the elevations and roof of 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. No part of the development commence unless and until a Planning Obligation pursuant to section 106 of the Town & Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority. The said obligation shall provide for monitoring of Biodiversity Net Gain over a 30 year period.

Reason: To ensure that the proposed development makes provision to enhance biodiversity on the site and that this can be monitored for a period no less than 30 years following completion of the development.

5. There shall be no external lighting installed on the development hereby approved unless and until details including type, size, location, intensity, direction and timing of illumination of the external lighting 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: In the interests of neighbouring amenity.

6. The storage of manure shall be carried out in accordance with the details submitted on the floor plan.

Reason: To protect controlled waters from pollution and protect the amenity of neighbouring residential properties from odours and flying insects.

7. The stables hereby permitted shall be used for, or ancillary to, the stabling of horses owned by or leased by the occupier of the application site only, and shall not be used for livery, equestrian events or any commercial purpose whatsoever at any time.

Reason: In the interest of highway safety

8. Prior to occupation of the development hereby approved, details of the surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the surface water drainage shall be installed and maintained in accordance with the approved details.

Reason: In the interests of proper drainage of the site.

9. Prior to commencement of development, the tree protective fencing shall be erected in accordance with the details on plan reference 24/18/12 and shall remain in place until the construction work is completed.

Reason: In order to protect the trees in the grass banking to the edge of the site.

10. 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 splays

indicated on plan reference 24/18/11. 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.

11. The development may not be begun unless:

- (i) a biodiversity gain plan has been submitted to the planning authority and
- (ii) the planning authority has approved the plan

Phase plan

- (b) the first and each subsequent phase of development may not be begun unless—
 - (i) a biodiversity gain plan for that phase has been submitted to the planning authority and
 - (ii) the planning authority has approved that plan

Reason: In order to fulfil the obligations for Biodiversity Net Gain, in accordance with the Environment Act 2021, Schedule 14

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 access and principle of the proposed development accord with the policies of the Replacement Pendle Local Plan and National Planning Policy 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.

(b) Planning Appeals

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

75. ENFORCEMENT ACTION

The Head of Legal and Democratic Services submitted a report giving the up-to-date position on prosecutions since the report had been circulated. There had been a court hearing on 28th August in relation to Land at the junction with Greenberfield Lane, Gisburn Road, Barnoldswick and the developer had been fined in their absence for breach of condition. The Assistant Director Planning, Building Control and Regulatory Services would be contacting the developer to request that they now complete the required works. He was unable to report any progress at the two Wardle Storey developments.

RESOLVED

That the Assistant Director Planning, Building Control and Regulatory Services be asked to contact the agent for the Wardle Storeys developments to ask for an update on progress.

76. AREA COMMITTEE BUDGET

It was noted that the current balance for the Area Committee's budget for 2024/25 was £19,498.76. In addition, there was £101 uncommitted from the 2022/23 brought forward to 2024/25.

77. ENVIRONMENTAL BLIGHT

The Head of Economic Growth submitted a report on environmental blight sites in West Craven. The report set out the positive joint work being carried out by LCC at the household waste recycling centre and PBC staff at West Close Lorry Park to try to address flytipping. Cameras had been installed on a couple of occasions, but due to limited numbers could not be kept on site for long periods. Members suggested that Barnoldswick Town Council's container on site could be used to install a camera and that the Area Committee's Budget could fund the cost of a new camera solely for use in the West Craven area. This could then be used for longer periods and moved around to different locations.

RESOLVED

- (1) That the Assistant Director Operational Services be asked to look into the possibility of siting a camera at West Close Lorry Park for a longer period.
- (2) That Operational Services be invited to submit a bid seeking funds from the area committee budget to purchase a temporary camera for use at various locations around West Craven to target flytipping.
- (3) That the Clayton Street, Barnoldswick site be removed from the environmental blight list.

REASON

In the interests of residential amenity.

78. ITEMS FOR DISCUSSION

Members discussed whether any trees on land off Salterforth Road, Earby which was the subject of pre-application consultation for house building and shown on the indicative plan, were worthy of Tree Preservation Order (TPO) status.

The Assistant Director Planning, Building Control and Regulatory Services reported that the Tree Officer was planning on carrying out a TEMPO Assessment on the trees the following day. This would consider all of the relevant factors in the TPO decision-making chain. There were also some ash trees that looked to be suffering from ash dieback and needed to be assessed.

RESOLVED

That the Assistant Director Planning, Building Control and Regulatory Services be authorised to make a Tree Preservation Order for any trees on land off Salterforth Road, which was the subject of pre-application consultation for house building, if in the opinion of the Tree Officer any of them were considered to be worthy of that status, and for the Committee to be updated on the outcome.

REASON

In the interests of amenity and to preserve the trees for future generations.

79. OUTSTANDING ITEMS

It was noted that the following items had been requested and updates or reports would be provided to a future meeting -

- (a) A meeting with the NHS Lancashire and South Cumbria Integrated Care Board to discuss pharmacy provision in Barnoldswick.
- (b) Groundwater issues at Wentcliffe Drive, Earby
- (c) Update from Canal & River Trust on repairs to the leaks found at the Coates and Long Ing canal bridges in Barnoldswick
- (d) A meeting with interested parties on the future maintenance of Sough Park.

In respect of Item (d) the Chair reported that Earby Town Council had declined an invitation to meet to discuss the future maintenance of Sough Park. It was agreed that a meeting should still be arranged with other interested parties and Earby Town Council be invited to attend.

80. EXCLUSION OF THE PUBLIC AND PRESS

Members agreed to exclude the public and press from the meeting during the following items 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.

81. PROBLEM SITES

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

RESOLVED

- (1) That in respect of PLE/23/0575, the Executive be asked to compulsorily purchase the property.
- (2) That a meeting be arranged with interested parties to try to move progress with PLE/23/1716.
- (3) That the Assistant Director Planning, Building Control and Regulatory Services be asked to report back with details of the new owner for PLE/23/1718.

82. OUTSTANDING ENFORCEMENTS

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

RESOLVED

- (1) That in respect of PLE/23/1329 the Assistant Director Planning, Building Control and Regulatory Services be asked to contact Barnoldswick Town Council to see if they would be willing to consider alternative options to find a practical, more affordable solution to the problem.
- (2) That PLE/23/1684 and PLE/23/1714 be removed from the outstanding enforcements list.

Chair.....