

**MINUTES OF A MEETING OF THE  
COLNE AND DISTRICT COMMITTEE  
HELD AT COLNE TOWN HALL  
ON 10<sup>TH</sup> OCTOBER 2024**

*PRESENT –*

*Councillor D. Cockburn-Price (Chair)*

**Councillors**

*S. Cockburn-Price  
R. O'Connor  
A. Sutcliffe*

**Co-optees**

*M. Thomas (Colne Town Council)  
P. Mulligan (Foulridge Parish Council)  
A. Holmes (Trawden Forest 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 N. Butterworth, D. Lord, K. McGladdery and K. Salter and R. Bucknell (Laneshaw Bridge Parish Council).)*



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

*Claire Bradley                      24/0534/PIP Permission in Principle:                      Minute No.108(a)  
Erection of up to 3 no. dwellings at land to  
the NW of Meadow View, Skipton Old  
Road, Foulridge*

*Lee Greenwood                      24/0536/FUL Full: Erection of 5 no.                      Minute No.108(a)  
detached dwellings with associated  
infrastructure including new vehicular  
accesses from Keighley Road and 15 no.  
parking spaces at land to the SE of the  
junction with Vernon Road/Keighley  
Road, Laneshaw Bridge*

*Lee Greenwood                      24/0546/HHO Full: Erection of a                      Minute No.108(a)  
replacement first floor balcony to the rear  
at 1 Hollin Hall, Trawden*

**103.**

**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 –

*Councillor D. Cockburn-Price                      Colne Youth Action Group                      Minute No.114  
Councillor S. Cockburn-Price*

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.

104.

**PUBLIC QUESTION TIME**

- A member of the public made reference to planning application 24/0467/FUL and the way in which the application had been handled by the Planning Department. He stated that unlawful activity was taking place and asked several questions about the process including, whether the Planning Department had access to Land Registry; why it had been deemed acceptable not to take enforcement action in this case; why there were no reprisals for being misled; and why there were no deadlines in this enforcement process. He described some of the activities taking place at the site and stated that the inaction was causing a great deal of anxiety to the nearby residents.

The Assistant Director, Planning, Building Control and Regulatory Services explained that a planning application had been received for the site but, due to an issue over land ownership, the application had been invalidated. A valid application had now been received. He could not comment on whether the Department had been misled. He advised that it was rare to apply deadlines to an application, as the information required often took time to get together.

The usual process was to consider the planning application and, if refused, then consider whether enforcement action should be taken. Enforcement action was discretionary, not mandatory. By law, the activities were not criminal or unlawful until enforcement action had been taken. In this case the matter was now subject to a planning application and, were that to be refused, the matter of enforcement action would follow.

- A neighbour of the above referenced the same issues and referred to an environmental study on the planning portal which he felt was inadequate. He asked if he could pay for what in his view was a more thorough and comprehensive assessment should the Planning Department not do so.

The Assistant Director, Planning, Building Control and Regulatory Services advised that the process would involve considering the documents submitted by the applicant. Members of the public could also comment on the content of the application. Documents could be submitted by any party up until the application had been determined.

- A resident of Queen Street, Colne expressed concern at the proposed changes, by Lancashire County Council (LCC), to the road layout on Queen Street and asked if anything could be done. He explained that he had been told that there were plans to create chicanes, extending the pavement and building into the road, at the top and bottom of the terraces, resulting in the loss of seven parking spaces; and that on the remainder of the street, it was planned to plant trees in line with the drainage systems, with yellow lines on the opposite side.

The resident was advised that the works were part of a LCC Levelling Up Funded (LUF) project to make streets safer for pedestrians. The proposed plans included two trees, one at the top and one at the bottom of the street, which would both be placed in containers in the ground, preventing any problems with roots, and would provide official parking that didn't currently exist. The final details were still to be decided.

It was noted that all the houses had previously been contacted by post and that there had been much social media exposure. In addition, there had been three consultation events to date and a fourth was planned.

105.

**MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 5<sup>th</sup> September 2024 be approved as a correct record and signed by the Chair.

106.

**PROGRESS REPORT**

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

107.

**COMMUNITY SAFETY ISSUES AND POLICE MATTERS**

The Chair provided a brief update following his attendance at the earlier Community Safety Partnership meeting.

108.

**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 -

**24/0469/CEA Certificate of Lawful Use (S.192 Proposed Development): Use of land for siting a mobile home (caravan) for ancillary use to the main dwelling at West Lynn, Barrowford Road, Colne for Mr Rigby-Wilson**

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

**RESOLVED**

That a Lawful Development Certificate be **granted**.

**REASON**

***On the balance of probability, the proposed siting of the caravan would be sited within the residential curtilage of the main dwelling and would be used as residential accommodation incidental to the main dwelling. It would not constitute development in accordance with Section 55 of the Town and Country Planning Act 1990. The caravan would meet the criteria set out in Section 13 of the Caravan Sites Act 1968. This certificate should therefore be granted.***

**24/0481/FUL Full: Erection of a single-storey granny annexe for ancillary use to the main dwelling at West Lynn, Barrowford Road, Colne for Mr Rigby-Wilson**

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

It was reported that this item had been removed from the agenda.

**24/0534/PIP Permission in Principle: Erection of up to 3 no. dwellings at land to the NW of Meadow View, Skipton Old Road, Foulridge for Mr H. Simpson**

**RESOLVED**

That Permission in Principle be **granted**.

**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. Taking into account all material considerations the proposed development is acceptable in principle. 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.***

**24/0536/FUL Full: Erection of 5 no. detached dwellings with associated infrastructure including new vehicular accesses from Keighley Road and 15 no. parking spaces at land to the SE of the junction with Vernon Road/Keighley Road, Laneshaw Bridge for Mr J. Driver**

**RESOLVED**

That consideration of this application be **deferred** to allow for discussions with the applicant regarding suggested amendments to the location, height and site design of the proposed development.

**24/0546/HHO Full: Erection of a replacement first floor balcony to the rear at 1 Hollin Hall, Trawden for Mr A. and Dr V. O'Neill**

The Assistant Director, Planning, Building Control and Regulatory Services submitted an update which reported receipt of one additional neighbour objection and the receipt of further information from the agent in the form of an appeal decision, an addendum to the Planning and Heritage Statement, and an updated set of drawings amending the scheme. The recommendation to refuse the application remained the same.

**RESOLVED**

That consideration of this application be **deferred** to allow for discussions with the applicant over the design of the scheme.

**(b) Planning appeals**

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

**109. ENFORCEMENT/UNAUTHORISED USES**

**Enforcement Action**

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

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

**110. AREA COMMITTEE BUDGET 2024/25**

The Head of Housing and Environmental Health reported that the current balance for the Committee's area committee budget for 2024/25 was £32,764.

The following new bids were submitted for consideration –

- North Valley Roundabout Improvement Scheme - £6,454.51
- Waterside Youth Club – purchase of litter pickers - £66.00
- Street nameplates in Colne – painting or replacement of various nameplates - £2,000
- Bollards in Colne – painting of 20 bollards - £430
- Missing gully grates and blocked gullies on backstreets - £2,500
- Trawden Village 20mph Speed Limit - £2,500

It was noted that the North Valley Roundabout Improvement Scheme included the planting of Laurel hedge plants and was felt that this was inappropriate for the location. It was also felt that the amount requested was too large a proportion of the Committee's budget. As the roundabout was not wholly in the ownership of Pendle Borough Council (PBC) it was suggested that funding could be sought from the other landowner(s).

**RESOLVED**

That –

- (1) a contribution of £2,000 be awarded to the North Valley Roundabout Improvement Scheme, with requests that a redesign of the scheme be considered; and the owners of the sections of roundabout not in PBC ownership be asked to contribute;
- (2) £66.00 be awarded to Waterside Youth Club for the purchase of 12 litter pickers, with a request that they submit 'before and after' pictures where possible;
- (3) £2,000 be awarded for the painting of various street nameplates in Colne and the replacement of street nameplates as required;
- (4) £430 be awarded for the painting of 20 bollards on Market Street, Colne as detailed in the bid;
- (5) £2,500 be awarded in support of the bid to replace missing gully grates and clean out blocked gullies on unadopted back streets;
- (6) in relation to (5) above, the Head of Economic Growth be asked to try and establish ownership of the land on which blocked gullies are found and a letter be sent in the first instance;
- (7) the application for funding for the Trawden Village 20mph Speed Limit Scheme be refused.

**REASON**

***The allocations made are an effective use of the Committee's budget. The scheme to introduce a 20mph speed limit in Trawden Village is believed to be the responsibility of the Highways Authority and therefore the application has been refused.***

**111. TOWN BOUNDARY SIGNS**

It was reported that, in response to a request of this Committee, LCC had been asked to further consider the Committee's suggestions for supplementary wording to the town boundary signs. Members' attention was drawn to a report which was considered by the Committee in March 2023, and were advised that LCC's position remained the same, in that any sign on the highway must comply with the Traffic Signs Regulations and General Directions (TSRGD).

The report detailed the options available at that time for boundary signs to be situated on the public adopted highway and were advised that these were still the only options for any new boundary signs.

The Committee felt that there may still be an option for including some of its suggestions for supplementary wording, therefore the Chair volunteered to mock-up one or two signs, following the guidance given. In the meantime, the report was noted.

**112. PUBLIC SPACES PROTECTION ORDERS:  
ALLEY GATES AND RESTRICTED AREAS**

The Head of Policy and Commissioning submitted a report for Members to consider extending the current Public Spaces Protection Orders (PSPOs) for Restricted Areas and Restricted Access for a further three years.

In addition, a request had been made to include Ormerod Street, Colne in the PSPO to enable gating linked to the leasing of the adjacent car park.

The Committee discussed other potential locations which could be considered in future.

**RESOLVED**

That –

- (1) the current Public Spaces Protection Orders allowing for alley gate schemes with a restricted area and single gate schemes with restricted access be extended for a further three years from 22 October 2024;
- (2) Ormerod Street and a section of Little Queen Street be included in the Alley Gate PSPO;
- (3) during the life of the two extended PSPOs, a detailed review of schemes where maintenance is needed or use is limited be carried out, in anticipation of the next extension in 2027.

**REASON**

***To address the concerns of local residents that, without the alley gates in place, their back streets would attract crime and anti-social behaviour***

**113. LAND TO THE REAR OF RED LANE, COLNE**

The Director of Resources submitted a report for Members to consider a request to declare land to the rear of No.s 34 and 36 Red Lane and land adjacent to No. 1 Lynwood Close, Colne as surplus, with the purpose of selling the land to the residents in the respective properties, and make a recommendation to the Executive.

The Committee was advised that, should it wish to recommend that the land be retained within the Council's ownership, the residents concerned would be interested in entering into a garden tenancy agreement.

**RESOLVED**

That consideration of this item be deferred to allow for a site visit.

**REASON**

***To assess the impact on the neighbouring Langroyd Hall.***

**114. 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 of the Colne Youth Action Group (CYAG). Following the success of the Holiday Activities with Food (HAF) Programme, a number of case studies had been written and submitted to Pendle Council. Plans were being made for the Group to host more children over the Christmas holidays. Details were provided on the new weekly programme of events. It was noted that the Group was looking for new volunteers.

**115. 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. It was noted that the Heritage Quarter Projects were now complete.

The Committee discussed the Colne Market update, in particular the development of the proposed seven new houses at the bottom of the site. Members felt that the current proposals were not best suited to town centre living and reported that it had been suggested to PEARL2 that the proposals be redesigned to create taller, denser accommodation. However, they had been advised that the suggestions had not been viable.

**RESOLVED**

That the Chair and Vice-Chair of this Committee submit proposals for the redesign of the seven new houses at the bottom of the Market site to the Director of Place, for consideration by PEARL2.

**REASON**

***To allow for consideration of a housing scheme suited to town centre living.***

**116. COLNE BID**

It was reported that the recent 70s weekend had been a success.

**117. LOCAL GOVERNMENT ACT, 1972**

In accordance with the provisions of Section 100 (B)(4) of the Local Government Act, 1972, as

amended, the Chair agreed that the following item should be considered as a matter of urgency, the ground being that, as workers had arrived on site to commence works, immediate consideration of the matter was required.

**118. BRSK**

Members had concerns over Brsk's approach in upgrading the fibre broadband network in Colne and District. It was stated that there had been a lack of consultation, potentially misleading information and a failure to notify and fully engage with residents in certain areas of the plans. The sudden arrival of workers to erect poles at Standroyd Drive was particularly concerning, as the residents had petitioned against the works, referring to a covenant that there be no overhead wires.

**RESOLVED**

That Brsk be advised of this Committee's disappointment in its approach to upgrading the fibre broadband network in Colne and District and its failure to share pole location maps and engage with residents and Councillors on where extra poles were most appropriate or inappropriate.

**REASON**

*On behalf of the residents affected by this issue.*

**119. OUTSTANDING ITEMS**

The following items had been requested by the Committee. Reports/updates would be submitted to a future meeting.

- (a) Site in Laneshaw Bridge
- (b) Colne Market – Consultant's report on future operation
- (c) King George V Playing Field
- (d) Keighley Road Conservation Area Appraisal – results of the consultation

**120. 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.

**121. 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 discussion was held on a number of cases on the list.

**122. GRADE II LISTED BUILDING, COLNE**

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report



which informed the Committee of works undertaken to a Grade II listed building in Colne.

**RESOLVED**

That enforcement action be taken.

**REASON**

*The works have a detrimental impact on the character of the building.*

**123.**

**NUISANCE VEHICLES**

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

**RESOLVED**

That the Head of Policy and Commissioning be asked to consider a social media post, requesting reports of vehicles in the area with flat tyres.

CHAIR \_\_\_\_\_