

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT SALTERFORTH VILLAGE HALL
ON 4TH FEBRUARY 2025**

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

Councillors

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

Co-optees

*A. Mayers, Kelbrook and Sough Parish Council
C. Pollard, Salterforth Parish Council*

Officers Present

*D. Walker
A. Pushpagaran
J. Eccles*

*Assistant Director Operational Services and Area Co-ordinator
Planning Officer
Committee Administrator*



The following people attended and spoke on the item indicated -

<i>Kathryn Wellock</i>	<i>24/0761/FUL- Full: Change of use of land from agricultural to a mixed use of agriculture and a dog training enclosure with fencing at Land to the northeast side of Kelbrook Road, Salterforth</i>	<i>Minute 154(a)</i>
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<i>Ian Pawson Rebekeh Bradley</i>	<i>24/0833/HHO - Full: Demolition of existing outrigger and the erection of a single storey flat roof rear extension at 4 Forester's Buildings, Skipton Road, Barnoldswick</i>	<i>Minute 154(a)</i>
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150. DECLARATIONS OF INTEREST

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

151. PUBLIC QUESTION TIME

There were no questions from members of the public.

152. MINUTES

RESOLVED

That the Minutes of the meeting held on 7th January 2025, be approved as a correct record.

153. POLICE AND COMMUNITY SAFETY ISSUES

The Police had sent their apologies for this meeting, but said that PCSO R. Riley would attend the 4th March meeting. The crime statistics for January had not been circulated yet. Members were disappointed that there were no monthly crime statistics to discuss and no Police representative available to attend the meeting to discuss crime and community safety issues in the area.

154. 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 –

24/0761/FUL **Full: Change of use of land from agricultural to a mixed use of agriculture and a dog training enclosure with fencing at Land to the northeast side of Kelbrook Road, Salterforth for Mr & Mrs Wellock**

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

This application had been deferred from the last meeting to allow for discussions with LCC as the Highways Authority on highway safety concerns regarding right turning vehicles into the site. LCC had also been asked whether the expansion of the caravan park had any combined highway safety issues. LCC's comments were set out in the report and they raised no issues of highway safety, provided there were adequate visibility splays at the site access.

RESOLVED

That the Assistant Director, Planning, Building Control and Regulatory Services be **delegated authority to grant consent** subject to satisfactory discussions with the Highways Authority on how they could implement road safety measures to make the turn-off entrance into their site more conspicuous and to give advance warning of it on the highway, and 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:

- TS644-10 Access Detail & Cross Section (received 06.12.24)
- TS644-9 Parking Plan (received 06.12.24)
- TS644-2A Proposed Site Plan (received 06.12.24)
- Additional Information prepared by Cathy Dakin, MA Town Planning, MRTPI (received 06.12.24)

- TS644-6 Baseline Habitat Map (received 05.11.24)
- TS644-7 Proposed Sheep Net Fencing around Dog Training Enclosure Elevation (received 05.11.24)
- TS644-3 Proposed Field Plan (received 01.11.24)
- TS644-4 Site Location Plan (received 01.11.24)
- Flood Risk Assessment Prepared by: Cathy Dakin MA Town Planning, MRTPI (received 01.11.24)
- Planning Statement Prepared by: Cathy Dakin MA Town Planning, MRTPI (received 01.11.24)

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.

4. Notwithstanding the documents submitted visibility splays measuring 2.4m back from the centre line of the access and extending 160m to the nearside carriageway edge in both directions shall be provided at the site access onto Kelbrook Road. 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. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the site access, in the interests of highway safety.

5. The car parking and manoeuvring areas shown on the approved plans shall be constructed, laid out and surfaced in bound porous materials and thereafter always remain available for the parking of vehicles associated with the site's use for dog training/agricultural use and shall be kept free from obstructions in perpetuity.

Reason: In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.

6. All waste generated by the dog training use shall be collected within the site and no collection shall take place at any time from Kelbrook Road.

Reason: In the interest of highway safety.

7. The approved dog training use on the site shall be restricted to those areas shown on the approved plans and shall operate on a pre-booked basis with no more than five customers on site at any one time.

Reason: In the interest of highway safety to ensure that any future changes to customer numbers and the operation of the site's use can be fully considered by the Local Planning Authority, in consultation with the Highway Authority.

8. No part of the development commences 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

9. The development hereby approved shall be carried out in strict accordance with the accordance with the submitted Flood Risk Assessment prepared by Cathy Dakin MA Town Planning, MRTPI October 2024 and the following mitigation measures it details:
 - there shall be no ground level raising in Flood Zone 3
 - the fencing shall be of post and sheep netting design and shall be kept clear of debris
 - only water compatible uses shall be permitted within Flood Zone 3b (functional floodplain)

These mitigation measures should be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above should be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent flooding.

BNG Conditions

1. 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

Informative notes

1. 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 construction of the access to an appropriate standard, including a minimum width of 6m, surfaced in a bound porous material with radius kerbs. It shall so be designed and constructed to prevent surface water from flowing from the carriageway into the site. 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.

2. Surface Car Parks When considering car parking within flood risk areas, the ability of people to move their cars within the flood warning time should be considered. Car parking may be appropriate in areas subject to flooding, provided flood warning is available and signs are in place.

Car parks should ideally not be subject to flood depths in excess of 300mm since vehicles can be moved by water of this depth. Land raising should be kept to a minimum where possible.

3. Signing up for flood warnings: The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>

To get help during a flood, visit <https://www.gov.uk/help-during-flood>

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

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.

24/0833/HHO Full: Demolition of existing outrigger and the erection of a single storey flat roof rear extension at 4 Forester's Buildings, Skipton Road, Barnoldswick for Ms R. Bradley

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

The Planning Officer submitted an update reporting 4 letters of support which did not alter the recommendation for refusal.

RESOLVED

That planning permission be **granted** subject to appropriate conditions including a condition requiring that the gable end wall be faced in stone rather than render.

(b) Planning Appeals

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

155.

ENFORCEMENT ACTION

The Legal Services Manager submitted a report giving the position on prosecutions. Members noted there was a further court date on 12th February in respect of the breach of condition notice for outstanding highways issues at Greenberfield Lane, Gisburn Road, Barnoldswick. However, they were not confident that if the Court issued another fine this would ensure the completion of the outstanding works.

RESOLVED

That the Assistant Director Planning, Building Control and Regulatory Services be asked to arrange a meeting with LCC to discuss the outstanding highways issues at Land at the junction with Greenberfield Lane, Gisburn Road, Barnoldswick to try and achieve a satisfactory outcome.

156. AREA COMMITTEE BUDGET

The Head of Economic Growth reported that the current balance for the 2024/25 area committee budget was £598.62, which was in the Salterforth allocation.

A bid had been circulated prior to the meeting from Salterforth Parish Council seeking £695.04 towards the purchase of a picnic table with wheelchair access for their Salterforth Community Garden.

RESOLVED

That the £598.62 remaining in the Salterforth allocation of the 2024/25 area committee budget be allocated to Salterforth Parish Council to put towards their purchase of a picnic table with wheelchair access for Salterforth Community Garden.

REASON

To enable the area committee budget to be allocated efficiently and effectively.

157. PROVISION OF LITTER/DOG WASTE BINS

An update was given on the spend on litter/dog waste bins in quarter 3 for the period October to December 2024. It was reported that a post on the dog bin at the entrance to the public walkway along the old railway line in Earby was broken and needed replacing. Members also reported some streets around Earby Cricket Club that had not been swept, some recycling debris around from recent storms and some dog waste bins that had not been emptied.

The Assistant Director Operational Services said that the winter weather had impacted on the normal schedule of emptying bins and street sweeping. There had also been some staff absences which hadn't helped.

RESOLVED

That the broken dog waste bin at the start of the old railway line in Earby be replaced and acknowledging the impact of the winter weather on the waste collection schedule, resources be allocated appropriately to deal with any catch up of waste collection and street cleaning in West Craven.

REASON

In the interests of residential amenity.

158. PROPOSED DIVERSION OF PUBLIC FOOTPATH FP1305054 AT CRAVEN GAME FARM, KELBROOK

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

The Assistant Director Operational Services submitted a report asking the Committee to decide on whether to make an order to divert public footpath FP1305054 at Craven Game Farm, Kelbrook.

RESOLVED

- (1) That the Head of Legal and Democratic Services be authorised to make an order under Section 119 of the Highways Act 1980 to divert public footpath FP1305054 at Craven Game Farm, Kelbrook as described in the report, and to confirm the order if there are no duly made objections, or if any so made are later withdrawn.
- (2) In the event of objections, that the order is sent to the Department of Environment Food and Rural Affairs for an independent inspector to decide whether to confirm the order on behalf of the Secretary of State.

REASON

- (1) ***The proposed diversion appears to be the most expedient way in which the longstanding obstruction of this public footpath can be resolved. The proposals appear to satisfy the requirements set out in the legislation.***
- (2) ***A decision on confirming the order can only be taken by the Secretary of State in the event of any objections which are made and remain outstanding. An alternative to this recommendation would be to abandon the order in the event of objections.***

159. EARBY MEMORIAL PARK

On 3rd December this Committee agreed that Earby Town Council (ETC) be asked if they would be willing to match fund contributions of £6-7k, both from this Committee and Kelbrook and Sough Parish Council (subject to 2025/26 budgets being confirmed), to enable a reasonable level of maintenance at Earby Memorial Park next year.

The Chair reported that ETC had discussed this request at their Council meeting on 27th January and decided not to match-fund those contributions. Their written response setting out their reasons for not contributing had been copied to Members and was read out at the meeting. It stated that the information had not changed since their last resolution on the issue in June 2024, i.e. the park was viewed as wholly the responsibility of the Borough Council. ETC was not satisfied that this voluntary expenditure would be an appropriate use of their annual precept, given their own land and property maintenance commitments. They also believed that this Committee's proposal to commit the Earby allocation of the area committee budget for maintenance of the park was inappropriate as it was felt that local community groups should not be prevented from accessing area committee funds.

Members were disappointed that ETC had not been willing to attend the meetings in September and November to discuss this issue. They were also disappointed in their decision not to match

fund contributions from this Committee and Kelbrook and Sough Parish Council, especially as Earby's War Memorial was in the park.

Kelbrook and Sough Parish Council had met recently and earmarked £4,707 from their 2025/26 budget (subject to it being confirmed) based on estimates for a programme of work to include the grass cut and dropped at the front of the Park 9 times a year, an annual hedge and shrub cut, an annual herbicide application on hard surface, a mini sweeper on hard surface and leaf clearance twice a year, emptying of bins 78 times and a weekly litter pick. They wanted their contribution to add value to the Park.

The continuing maintenance work of the Football Club and the Bowling Club on their pitch and green was also acknowledged. The Committee agreed that funding the Park's maintenance this way going forward was not sustainable but for now Members agreed that funding from the Earby allocation of the 2025/26 Area Committee Budget (if confirmed) should be used to maintain the Park in the coming year.

RESOLVED

That the position of Earby Town Council not wanting to contribute to the maintenance of Earby Memorial Park be noted with regret; that Kelbrook and Sough Parish Council's earmarking of £4,707 from their 2025/26 budget for maintenance works in the Park be welcomed; that this Committee's willingness to use the Earby allocation from the Area Committee Budget to maintain the park be reaffirmed; and that delegated authority be given to the Chair and the Assistant Director Operational Services to see what could be done with the resources available and a report come back on the proposed works programme in due course.

REASON

To provide a safe, welcoming park for local residents with the resources available.

160.

OUTSTANDING ITEMS

It was noted that reports/updates on the following items would be submitted to a future meeting.

- (a) Winter maintenance – response to snow and ice. Awaiting response from LCC.
- (b) Various flooding issues on the highway. A response from LCC dated 29th January had been emailed to Members.
- (c) Access to dentistry services in Earby. Awaiting response from LSC Integrated Care Board.
- (d) Royal Mail representatives had agreed to meet on 13th February to discuss deliveries in West Craven and the outcome would be reported to the next meeting.

RESOLVED

That delegated authority be granted to the Chair to reply to LCC's Highways District Lead Team email of 29th January in response to the flooding issues on the highway that were mentioned at the last meeting and to raise a couple of other issues which needed attention:

1. At Lancashire Ghyll there was water flowing over the highway at the top of the road. On Thursday 30th January this had left a sheet of ice on the road and a car had come off the road into a field.

2. On Brogden Lane there were drainage problems causing potholes. The culvert entrance was blocked which was damaging the surface of the road. There were 3 locations that needed attention.

161. 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.

162. OUTSTANDING ENFORCEMENTS

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

163. ENVIRONMENTAL CRIME

The Assistant Director Operational Services submitted a report on environmental crime in Quarter 3 for information. Members had also been sent comparison figures for environmental crime activity between quarters.

Chair.....