

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 6TH FEBRUARY 2025**

PRESENT—

Councillor D. Cockburn-Price (Chair)

Councillors

N. Butterworth
S. Cockburn-Price
D. Lord
R. O'Connor
K. Salter
A. Sutcliffe

Co-optees

M. Thomas (Colne Town Council)
R. Bucknell (Laneshaw Bridge Parish Council)
B. Hodgson (Trawden Forest Parish Council)

Police

PC Paul Meades
PCSO A. Fielding

Officers in attendance

Alex Cameron Principal Planning Officer
Lynne Rowland Committee Administrator

(Apologies for absence were received from Councillor T. Ormerod.)



The following person attended the meeting and spoke on the item indicated –

Carl Molyneux Area Committee Budget 2024/25 Minute No.195

188. 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.197
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.

189. PUBLIC QUESTION TIME

There were no questions from members of the public.

190. MINUTES

RESOLVED

That the Minutes of the meeting held on 9th January 2025 be approved as a correct record and signed by the Chair.

191.

PROGRESS REPORT

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

192.

COMMUNITY SAFETY ISSUES AND POLICE MATTERS

PC Paul Meades and PCSO Alan Fielding attended the meeting, having been absent from the earlier Community Safety Partnership meeting. Members provided an update on issues discussed at the earlier meeting, in particular the ongoing problems with drug dealing/drug use in the area. It was recognised that this was a serious issue.

During discussion, reference was made to Elisha House Recovery Community, whose manager was in attendance at the meeting to support a funding request for the delivery of workshops to young people to tackle the growing concerns surrounding drug and alcohol abuse. It was agreed that it was important to begin education on this topic at a young age and the project was supported by all those in attendance.

The Committee was reminded of Lancashire Talking, the police initiative that enabled people to share any concerns with officers. People were encouraged to provide as much information as they could to help officers address the issues of concern.

193.

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 -

24/0306/FUL Full: Major: Erection of 11 no. dwellings at land to the north of Hargreaves Street, Colne for Mr S. Hilton

The Assistant Director, Planning, Building Control and Regulatory Services submitted an update which reported receipt of amended plans to alter the materials of the dormers of units 10 and 11 and to alter the parking and access arrangements of unit 1, which were acceptable. However, the Lead Local Flood Authority had maintained their objection due to the lack of an acceptable surface water sustainable drainage strategy. The recommendation had been changed to refusal.

RESOLVED

(1) That planning permission be **refused** for the following reasons –

1. The applicant has failed to provide an acceptable surface water sustainable drainage strategy to demonstrate that surface water from the site can be acceptably drained and would lead to an increase in the risk of off-site flooding contrary to Policy ENV7 of the Pendle Local Plan Part 1: Core Strategy and paragraphs 181 and 182 of the National Planning Policy Framework.
2. The design and materials of the development, specifically the proposed dormers and use of render, would represent poor design and result in unacceptable harm to the visual amenity of the area and character and appearance, and therefore the significance, of the Primet Bridge Conservation Area. The harm to the significance of the Conservation Area would be less than substantial but would not be outweighed by the public benefits of the development contrary to Policies ENV1, ENV2 and LIV5 of the Pendle Local Plan Part 1:

Core Strategy, Policy CNDP3 of the Colne Neighbourhood Development Plan and sections 12 and 16 of the National Planning Policy Framework.

- (2) That a meeting be arranged with all interested parties to discuss proposals for a joint scheme to allow for a single development on the wider Bunkers Hill site.

REASON

It is felt that a single development on the wider site would be the most efficient and effective use of the land.

24/0583/FUL Full: Conversion of 2 no. disused rooms into a takeaway (Sui Generis) and the installation of an extraction flue at Unit 1, Dockray Street, Colne for Mohammad Zaman

RESOLVED

That planning permission be **refused** for the following reasons –

1. The application is for a main town centre use located outside of the town centre for Colne. No sequential impact test has been submitted to justify the change of use which if permitted would set a precedent for other unjustified main town centre uses to be brought forward which would undermine the vitality and viability of the town centre. The development is thus contrary to Policy WRK4 of the adopted Pendle Local Plan (Core Strategy), Policy CNDP1 of the Colne Neighbourhood Development Plan and Paragraph 95 of the National Planning Policy Framework.
2. The proposed use would be likely to result in on-street parking adjacent to the property on Dockray Street, which is covered by a double yellow line traffic regulation order. This would result in unacceptable highway safety impacts contrary to Policy ENV4 of the Pendle Local Plan Part 1: Core Strategy and paragraph 116 of the National Planning Policy Framework
3. The external alterations to the building would result in unacceptable harm to the character and visual amenity of the area contrary to Policy ENV2 of the Pendle Local Plan Part 1: Core Strategy and Policy CNDP3 of the Colne Neighbourhood Development Plan.

24/0803/VAR Full: Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 23/0176/FUL (Plots 1 and 2) for Mr Marion Arnone

The Assistant Director, Planning, Building Control and Regulatory Services submitted an update which reported receipt of amended plans which clarified that the hedgerow to the front of the site was proposed to be retained. The recommendation to approve the application remained the same.

RESOLVED

That planning permission be **granted** subject to the following conditions –

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 23/11/2, 23/11/3, 23/11/14 – received 01/06/2023, 23/11/5, 23/11/6, 23/11/7,

23/11/8, 23/11/9, 23/11/10, 23/11/11, 23/11/12, 7122-S02E, S03F, 7122-P03B, 7122 – P01B, 7122 – P02B

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

2. Unless alternative materials have been submitted to and approved in writing by the Local Planning Authority, the external materials of the development shall be in accordance with those approved under the discharge of condition application 23/0651/CND.

Reason: To allow the Local Planning Authority to control the external appearance of the development in the interest of visual amenity.

3. The dwelling hereby approved shall not be occupied unless and until the car parking spaces shown on the approved plans have been surfaced in a bound material and made available for car parking purposes. The spaces shall thereafter at all times be maintained free from obstruction and available for car parking purposes.

Reason: To ensure adequate car parking provision in the interest of highway safety.

4. Prior to first occupation of the first dwelling hereby approved that part of the internal access road extending from the entrance gates for a minimum distance of 5m into the site shall be hard surfaced in bound porous material.

Reason: In the interest of highway safety to prevent loose surface material from being carried on to the public highway, where it could pose a hazard to road users.

5. Unless alternative materials have been submitted to and approved in writing by the Local Planning Authority, the development shall be carried out only in strict accordance with the Construction Method Statement approved under discharge of conditions application 23/0651/CND.

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

6. The development shall be carried out in strict accordance with the mitigation recommendations of the previously submitted Preliminary Ecological Appraisal.

Reason: To ensure that the development preserves and enhances the ecology of the site.

7. 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 development as specified in Classes A & E of Part 1 and Class A or Part 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control any future development on the site in order to preserve the openness of the Green Belt

8. Unless an alternative landscaping scheme has been submitted to and approved in writing by the Local Planning Authority, the approved landscaping scheme (Drawing No. S03F) shall be implemented in its entirety prior to the end of the first planting season following substantial completion of each phase of the development to which it is associated. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with

others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: In the interest of visual amenity and to preserve the setting of the adjacent Listed Buildings.

9. There shall be no alterations to the levels of the site unless and until additional level or section plans detailing any alterations to land levels within the site, including details of any retaining walls proposed, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in strict accordance with the approved details.

Reason: In the interest of visual amenity and to ensure that trees to be preserved on site are not harmed.

10. Unless otherwise approved in writing by the Local Planning Authority no ground clearance, changes of level or development or development-related work shall commence until protective fencing, in full accordance with BS 5837 : 2012 has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land, and no work shall be carried out on the site until the written approval of the Local Planning Authority has been issued confirming that the protective fencing is erected in accordance with this condition. Within the areas so fenced, the existing ground level shall be neither raised nor lowered. Roots with a diameter of more than 25 millimetres shall be left unsevered. There shall be no construction work, development or development-related activity of any description, including service runs, the deposit of spoil or the storage of materials within the fenced areas. The protective fencing shall thereafter be maintained during the period of construction.

All works involving excavation of soil, including foundations and the laying of services, within the recommended distance calculated under the BS 5837 (2012) of the trees to be retained on the site, shall be dug by hand and in accordance with a scheme of works which has been submitted to and approved by the Local Planning Authority, prior to the commencement of works.

Reason: To ensure that the trees are suitably protected throughout the construction process.

11. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

12. No development hereby approved shall commence until a scheme for the construction of the site access, including any off-site works of highway improvement, has been submitted to, and approved by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the final details of the highway scheme/works are acceptable before work commences on site.

13. Prior to first occupation of the first dwelling visibility splays measured 2.4m back from the centre line of the access and extending 43m in both directions on the nearside carriageway edge on Keighley Road shall be provided 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 splays. The visibility splays shall be maintained free from obstruction 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.

14. Prior to first occupation of each individual plot the vehicular access shall be constructed to an appropriate standard and the driveway paved in a bound porous material.

Reason: In the interest of highway safety to ensure adequate vehicular access to the plot and to prevent loose surface material from being carried on to the public highway.

15. All windows and balconies in the south elevation shall be fitted with anti-reflective glazing the specification of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Any replacement glazing shall be of approved anti-reflective specification.

Reason: In the interest of visual amenity.

16. All windows in the east gable side elevations of Plot 1, both gable side elevations of Plots 2 and the west gable side elevation of Plot 3 shall at all times be glazed only with obscure glass of a type and degree of obscurity to be first agreed in writing by the Local Planning Authority prior to its installation. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved. The window(s) shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: To ensure an acceptable level of privacy for the occupants of the dwellings.

17. Privacy screens of at least 1.8m in height from the floor level of the terraces shall be erected to both sides of the terrace of plot 2 and the west side of the terrace of plot 3 prior to the

occupation of each dwelling in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The screens shall thereafter be maintained in strict accordance with the approved details.

Reason: To ensure an acceptable level of privacy for the occupants of the dwellings.

Note: Informative Note The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278 short form), 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 the re-location of any highway gullies necessary, • the existing dropped kerbs within the bus box carriageway markings adjacent to the access shall be reinstated to full height. The applicant should be advised to 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.

(b) Planning appeals

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

194. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

195. AREA COMMITTEE BUDGET 2024/25

The Head of Housing and Environmental Health submitted a report which advised Members on the Committee's 2024/25 area committee budget.

The report included the following five bids for consideration.

- Hendly Court Paving Repairs - £2,000
- Thread of Hope: School Pilot Project - £4,000
- Colne Gateway Wildflower Scheme - £955.34
- Drainage Improvements to Footpath 20, Trawden - £5,000
- Street Nameplates - £5,500

RESOLVED

That –

- (1) the request for funding for Hendly Court paving repairs be refused.
- (2) the Committee agrees a contribution of £2,000 to the Thread of Hope: School Pilot Project and advises the applicant to make an application to West Craven Committee and Nelson, Brierfield and Reedley Committee for the remainder.

- (3) the brought forward unallocated balance of £3.07 remaining in the individual pot of Councillor Lord be allocated to the Thread of Hope: School Pilot Project.
- (4) funding of £955.34 be awarded in support of the Colne Gateway Wildflower Scheme.
- (5) the Committee agrees a contribution of £1,000 towards drainage improvements to Footpath 20 Trawden (Back Lane to Dean Street) and advises the Council's Engineering Manager to submit a bid to the Environment Agency Quick Win Funding for the remainder.
- (6) £5,500 be awarded for the re-paint, repair or replacement of street nameplates in Colne and District as required.

REASON

The allocations made are an effective use of the Committee's budget. As the Thread of Hope: School Pilot Project involves working with Pendle Education Trust and the YES Hub, and is not solely for the people of Colne, it is felt that other area committees may wish to contribute.

196. COLNE CEMETERY GATES

Members were reminded of the sale of the Cemetery Lodge, Keighley Road, Colne and the decision for electric gates to allow for controlled vehicular access and 24-hour pedestrian entry/exit to the cemetery.

The Committee was advised that the gates had been installed however, although arrangements had been made for the installation of an additional emergency release button to be carried out on 29th January, due to unforeseen circumstances this had been postponed until 11th February. Following this, the gates would be programmed for operation.

Members questioned whether there would be a manual override in the case of an electrical fault and suggested that there be signs erected, providing an emergency contact number.

197. 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 ongoing activities of Colne Youth Action Group (CYAG), along with plans for February half-term.

198. LEVELLING UP FUNDED PROJECTS

In a verbal update, the Chair advised that the Market development works were continuing to progress well within the agreed budget envelopes with good progress being made on the shell works. Completion of this phase was due to be at the end of February/early March. The fit-out phase would then commence.

Everything was on course for the procurement pack for a new external operator to go out before the end of February.

Due to concerns regarding noise levels, alternative uses for the first-floor apartments were under

consideration, with an option for future employment use as managed/shared workspace, and/or studios being considered at the February meeting of the Executive.

The Committee noted the proposals for alternative uses for the first-floor apartments and referred to an earlier report of an agreement being reached in principle with a private investor to buy the completed first floor flats for the private rented market. Members could see the value in the provision of both studio space and/or housing but were keen to ensure that the obligations of the funding bid were fulfilled. It was felt that, should the decision be made not to proceed with the apartments, the living units on the site as a whole should be maximised.

199. COLNE BID

Members were advised that the BID was currently recruiting for a new manager.

They were also reminded of the WinterBloom25 event taking place on 15th February.

200. LITTER/DOG WASTE BINS AND SUBSTATION SITES

The Assistant Director, Operational Services reported on the spend on litter/dog waste bins in Quarter 3 for the period October to December 2024.

It was noted that, the Committee's budget carried forward to Quarter 3 was £1,855.96. One litter bin had been installed, leaving a balance of £1,529.84.

In addition, due to wear, damage or a reduced need for the facility, 6 bins had been replaced/removed/repared by Operational Services.

201. VACANT HOUSES

The Head of Housing and Environmental Health submitted a report which advised on the position regarding vacant houses in Colne and District. A revised report was circulated at the meeting which provided an update to the data in paragraph four.

202. REPRESENTATIVES ON OUTSIDE BODIES – HARTLEY HOMES TRUST

The Committee was asked to consider whether to allow former councillor Kieran McGladdery to remain as a nominated trustee on the Hartley Homes Trust or to appoint a new representative to fill the position to June 2025.

RESOLVED

That former councillor Kieran McGladdery remain as a nominated trustee on the Hartley Homes Trust to June 2025.

REASON

To maintain representation on outside bodies.

203. OUTSTANDING ITEMS

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

- (a) Keighley Road Conservation Area Appraisal – results of the consultation
- (b) Land to the Rear of Red Lane, Colne
- (c) King George V Playing Field

204. 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.

205. 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.

206. PROBLEM SITES

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report on problem sites in the Colne and District area.

RESOLVED

- (1) That arrangements be made for members of this Committee, together with an appropriate officer(s) of the Council, to meet with the owner(s) of the site referenced PLE/22/0647.
- (2) That further contact be made with the owner(s) of the site referenced PLE/23/0630.

REASON

To allow for an update.

207. NUISANCE VEHICLES

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

A discussion was held on a number of vehicles on the list and Members expressed disappointment at some updates within the report.

208. ENVIRONMENTAL CRIME

The Assistant Director, Operational Services submitted a report which informed Members of the enforcement actions taken during the period between 1st October to 31st December 2024 within Colne and District and provided annual totals for 2024/25.

209.

VACANT HOUSES

Details of vacant properties were submitted for information.

Members discussed the format of the report and the level of information provided and suggested ways in which this could be adjusted for future reports.

RESOLVED

That the Director of Place and Head of Housing and Environmental Health be requested to meet with the Chair of this Committee, along with Councillor Sarah Cockburn-Price, to discuss ways in which future data could be presented.

REASON

To help prioritise the information.

CHAIR _____