

**MINUTES OF A MEETING OF  
WEST CRAVEN COMMITTEE  
HELD AT NEW ROAD COMMUNITY CENTRE, EARBY  
ON 1<sup>ST</sup> APRIL 2025**

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

**Councillors**

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

**Co-optees**

*H. Wright, Kelbrook and Sough Parish Council  
C. Pollard, Salterforth Parish Council*

**Police**

*Sergeant C. Emmett*

**Officers**

*D. Walker                      Assistant Director Operational Services and Area Co-ordinator  
N. Watson                     Assistant Director Planning, Building Control and Regulatory Services  
J. Eccles                       Committee Administrator*



*The following people attended and spoke on the item indicated -*

<i>James Sackley Joe Hale Debbie Richardson John McIvor</i>	<i>24/0094/FUL - Full: (Major) Erection of 39 dwellings at Land to the east of Colne Road, Earby</i>	<i>Minute 168(a)</i>
<i>Graham Love</i>	<i>24/0810/FUL - Full: (Major): Erection of 30 no. dwellings with new access from Park Avenue along with associated infrastructure and landscaping at Land to the west of White Leys Close, Earby</i>	<i>Minute 168(a)</i>
<i>Rebecca Dennis</i>	<i>25/0032/NMA - Non-Material Amendment: Inclusion of a 2m footpath link from adoptable highway to development boundary, replacement of 403 house types with 404 house types and the replacement of a 0.6 high post and wire plot divisional fence with a 1.8m high feather edged board timber fence of Planning Permission 24/0213/VAR at Development Site at former Brook Shed, New Road, Earby</i>	<i>Minute 168(a)</i>
<i>David Poole</i>	<i>25/0074/FUL - Full: Erection of a detached single-storey annex at Grange Hill Skipton Road Earby</i>	<i>Minute 168(a)</i>

**180. DECLARATIONS OF INTEREST**

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

**181. PUBLIC QUESTION TIME**

There were no questions from members of the public.

**182. MINUTES**

**RESOLVED**

That the Minutes of the meeting held on 4<sup>th</sup> March 2025, be approved as a correct record.

**183. POLICE AND COMMUNITY SAFETY ISSUES**

The following crime statistics for March 2025 had been circulated prior to the meeting. They were broken down as follows –

Burglary – Residential	1
Burglary - Commercial	0
Burglary – Non-dwelling	2
Vehicle Crime	2
Assaults	25
Theft	6
Arson/Criminal Damage	9
<b>All Recordable Crime</b>	<b>58</b>
All Recordable Crime (year to date)	157
Anti-Social Behaviour	61

Sergeant C. Emmett provided a comprehensive update on action the Police were taking in the area to combat crime and anti-social behaviour (ASB). Barnoldswick was being treated as a priority at the moment. There would be increased patrols over the next few weeks and hopefully this would help to crack down on some of the ASB. There was also an update on Operation Nemesis, focusing on speed enforcement in West Craven. A speed gun had been used in various locations over the last 2 weeks resulting in 59 traffic offences and fixed penalty notices being issued as well as several formal warnings.

At the last meeting Members had raised a problem with off road bikes being used illegally on the road. Sergeant C. Emmett said that since then 3 bikes had been seized under non-insurance legislation. He encouraged members of the public and Councillors to report any further incidents and to provide as much detail as possible of the bike and rider, including any video footage for the Police to follow up.

There was reference to the recent Bin the Bangers operation in Nelson which had involved the Police Neighbourhood Team, along with DVLA and the Council, seizing untaxed and abandoned vehicles. This was something that could be arranged if there was a demand in West Craven.

Sergeant C. Emmett said that he would ask the Community Beat Manager, PC G. Ingham, to follow up the reports of high-value equipment being stolen from two contractors working in Barnoldswick and Earby and to look at CCTV footage. He had been out of action for a couple of weeks but was due back at work the next day and then it was hoped to have a period of sustained, more visible policing.

Members thanked Sergeant C. Emmett for the update and welcomed the additional resources for Barnoldswick and the return of PC G. Ingham to his duties. They looked forward to having a sustained police presence in the area.

## **184. PLANNING APPLICATIONS**

### **(a) Planning applications for determination**

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

**24/0094/FUL                      Full: (Major): Erection of 39 dwellings at Land to the east of Colne Road, Earby for Dalesview Developments Ltd**

*(Before the vote was taken, the Assistant Director Planning, Building Control and Regulatory Services advised that a decision to refuse the application due to flood risk would represent a significant risk of costs being awarded against the Council in the event of an appeal. The matter would therefore be referred to the Head of Legal and Democratic Services and subject to his agreement the decision would stand referred to the Development Management Committee.)*

A planning update circulated prior to the meeting reported that the Lead Local Flood Authority and the Environment Agency had now withdrawn their objections and recommended conditions. Earby and Salterforth Internal Drainage Board had commented that should surface water be designed to enter the Board's district then consent would be required under the Land Drainage Act. It also reported additional comments from members of the public raising concerns about plots 1 and 2 and officer comments.

At the meeting the Assistant Director, Planning, Building Control and Regulatory Services advised Members that as the Council did not have a five year supply of housing land approval should be given unless the benefits of doing so were demonstrably and significantly outweighed by the disbenefits.

### **RECOMMENDATION**

That the application be refused for the following reasons –

- Creating ribbon development between Sough and Earby
- Risk to flooding downstream
- Visual Impact

**24/0810/FUL                      Full: (Major): Erection of 30 no. dwellings with new access from Park Avenue along with associated infrastructure and landscaping at Land to the west of White Leys Close, Earby for Mr R. Calderbank**

Determination of the application was deferred at the last meeting to allow time for the consultees to respond and the submission of amended plans to address the residential amenity

issues. Amended plans had been received revising the layout of the plots adjacent to White Leys Close which resolved these issues and the first reason for refusal. The applicant was engaging with Yorkshire Water to resolve their objection and the second reason for refusal. An extension of time to 8<sup>th</sup> May had been agreed to allow time for that. It was therefore recommended that the application was deferred to allow time for Yorkshire Water's objection to be resolved.

## **RESOLVED**

That consideration of the application be **deferred** to the next meeting to allow time for Yorkshire Water's objection to be resolved.

**25/0032/NMA**      ***Non-Material Amendment: Inclusion of a 2m footpath link from adoptable highway to development boundary, replacement of 403 house types with 404 house types and the replacement of a 0.6 high post and wire plot divisional fence with a 1.8m high feather edged board timber fence of Planning Permission 24/0213/VAR at Development Site at former Brook Shed, New Road, Earby for Gleeson***

## **RESOLVED**

That consideration of the application be **deferred** to allow time for further discussions on the boundary treatment.

**25/0074/FUL**      ***Full: Erection of a detached single-storey annex at Grange Hill Skipton Road Earby for Mr P. Andrews***

## **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:** To comply with 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:  
DP (05 Feb 2025) PROPOSED PLANS, ELEVATIONS AND EXISTING; SITE PLAN (REMEDIAL WORKS TO INCREASE; TREE PLAN 1; TREE PLAN 2.

**Reason:** For clarity and to ensure proper planning.

3. The surface water from the approved extended driveway/hardstanding shall be collected within the site and drained to a suitable internal outfall in accordance with details to be submitted to and approved in writing by the local planning authority. The unit hereby approved shall not be occupied unless and until the drainage works have been completed in their entirety and thereafter retained.

**Reason:** To prevent water from discharging onto the public highway and ensure highway safety.

4. Prior to the first use of the amended access for vehicular purposes, the extended access and driveway shall be surfaced with a bound material in accordance with the approved plans.

**Reason:** To prevent loose surface material from being carried onto the public highway where it could pose a hazard to other highway users.

5. Prior to first occupation or use of the approved development, visibility splays over land within the applicant's control shall be provided in accordance with the approved plan. Nothing shall be erected, retained, planted, 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 in perpetuity.

**Reason:** To ensure highway safety.

6. Prior to first occupation of the approved development, an electric vehicle charging point shall be installed in accordance with a scheme approved by the Local Planning Authority. The charge point must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicles currently available.

**Reason:** To promote sustainable transport options.

7. Prior to first occupation of the approved development, the parking and manoeuvring areas shown on the approved plans shall be constructed, laid out, and surfaced with bound porous materials. These areas shall always remain available for the parking of vehicles associated with the dwelling and annex and shall be kept free from obstructions in perpetuity.

**Reason:** To ensure satisfactory parking and manoeuvring provisions within the site for highway safety.

8. The detached annex hereby approved shall only be used ancillary to the enjoyment of the existing dwelling at Grange Hill and shall not be separated, sold or used independently of the main dwelling.

**Reason:** To prevent the creation of a separate dwelling, which may be sub-standard in terms of vehicular access, parking provision, and vehicular manoeuvring area.

Informative Notes:

1.The alterations to the existing site access as part of the approved development may require the relocation of street lighting column 137, which would be at the applicant's expense.

2.This consent does not grant approval for a connection to Lancashire County Council's highway drainage system.

## **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 Appeals**

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

### **185. ENFORCEMENT ACTION**

The Legal Services Manager submitted a report giving the position on prosecutions which was noted.

### **186. AREA COMMITTEE BUDGET**

The Committee noted that all the 2024/25 Area Committee Budget had been allocated. £16,323.96 had not yet been spent and would be carried forward into 2025/26. The new allocation for 2025/26 was £31,490 and had been split by the electorate areas as in the previous 2 years.

Members were asked to consider a bid from the PBC's Engineering Team seeking £5,000 from the 2025/26 allocation to rebuild part of a retaining wall at Earby Memorial Park.

## **RESOLVED**

- (1) That £5,000 be allocated from the Area Committee Budget to rebuild part of a retaining wall at Earby Memorial Park using £2,410.52 already allocated to Earby Memorial Park from the 2024/25 Earby allocation (including £101 brought forward from 2022/23) and the remaining amount from the 2025/26 Earby allocation.
- (2) That further allocations from the 2025/26 Area Committee Budget be considered at the next meeting.

## **REASON**

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

### **187. MAINTENANCE OF EARBY MEMORIAL PARK**

It was reported that a drop-in consultation event took place on Saturday 8<sup>th</sup> March to get feedback from residents and visitors on their priorities for the park. At the Special Budget Council meeting on 27<sup>th</sup> February £12,000 had been allocated for the maintenance of Earby Memorial Park. In addition, two funds had been established which could help to support the park – one for grassroots sports clubs and the other for Parish/Town Councils willing to take on PBC assets.

**RESOLVED**

- (1) That Kelbrook Phoenix FC be encouraged to apply for PBC funding available in 2025/26 for grassroots sports clubs to enable them to carry out drainage works required to the pitch.
- (2) That Kelbrook and Sough Parish Council be encouraged to apply to PBC for their part of the park to be transferred to them and to consider applying for asset transfer funding for improvements to the toilets.

**REASON**

***To utilise available funding to improve Earby Memorial Park for the benefit of residents.***

**188. PREMISES IMPROVEMENT GRANTS SCHEME – SUMMARY 2024/25**

An update was provided on the progress made on the West Craven premises improvement grants (PIG) scheme in 2024/25 and a request for funding in 2025/26 to allow the scheme to continue. Members were also asked to appoint two Members to the PIG panel for the year. It was noted that £11,270.83 from the Area Committee Budget had been allocated for PIG in Barnoldswick and Earby but not spent and was being carried forward into 2025/26.

**RESOLVED**

That consideration of this item be deferred until the next meeting.

**189. ITEMS FOR DISCUSSION**

**(a) Installation of a flagpole in Salterforth next to the War Memorial**

Councillors reported interest in having a flagpole installed next to the War Memorial in Salterforth, which could be used for various events through the year, not only on Remembrance Sunday. It was pointed out that there would be associated maintenance costs and responsibilities.

**RESOLVED**

That the Engineering Team be asked to report back on the cost of providing a flagpole in Salterforth next to the War Memorial and any associated maintenance costs.

**REASON**

***To help inform the decision on whether to install a flagpole in Salterforth.***

**190. 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.

**191. OUTSTANDING ENFORCEMENTS**

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

**RESOLVED**

That the Assistant Director Planning, Building Control and Regulatory Services be asked to serve breach of condition notices on two developers in respect of works not being carried out and to facilitate a meeting of the interested parties with a view to finding a workable solution prior to court action.

**REASON**

*To ensure that the required planning conditions are complied with.*

**192. EMPTY HOMES**

Members discussed several long-term empty properties in the area which were unsightly and would benefit from being brought back into use.

**RESOLVED**

That the Head of Housing and Environmental Health Services be asked to consider appropriate action to bring back into use 4 empty homes in the West Craven area, further details to be provided.

**REASON**

*In the interests of visual amenity and to increase the housing supply in the borough.*

Chair.....