

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 3RD APRIL 2025**

PRESENT –

Councillor D. Cockburn-Price (Chair)

Councillors

*S. Cockburn-Price
D. Lord
K. Salter
A. Sutcliffe*

Co-optees

*M. Thomas (Colne Town Council)
R. Bucknell (Laneshaw Bridge 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 A. Bell, N. Butterworth and R. O'Connor and B. Hodgson (Trawden Forest Parish Council).)



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

<i>Andrew Hawthorne Rev. Alex Oehring Mandy Kroukamp</i>	<i>25/0018/FUL Full: Demolition of outbuildings and the erection of a two-storey extension to the parish rooms with an access ramp including minor internal alterations and improvements at Church Rooms, Saint Bartholomews Church, Church Street, Colne</i>	<i>Minute No.235(a)</i>
<i>Hugh Roberts Jannice Baker</i>	<i>25/0035/OUT Outline (Major): Erection of 18 no. dwellings (Access Only) at land to the west of Sheridan Road, Sheridan Road, Colne</i>	<i>Minute No.235(a)</i>
<i>Peter Cunningham Mark Turner Bill Reynolds</i>	<i>25/0027/FUL Full: Construction of a mortar filled stone wall (1.25m high) to replace existing dilapidated fencing, erection of new gate posts with improvements to the track at access track to Higher Standroyd, Bent Lane, Colne</i>	<i>Minute No.235(a)</i>

230.

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 –

<i>Councillor D. Cockburn-Price</i>	<i>Colne Youth Action Group</i>	<i>Minute No.239</i>
<i>Councillor S. Cockburn-Price</i>		

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.

231. PUBLIC QUESTION TIME

There were no questions from members of the public.

232. MINUTES

RESOLVED

That the Minutes of the meeting held on 6th March 2025 be approved as a correct record and signed by the Chair.

233. PROGRESS REPORT

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

234. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

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

235. 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 -

24/0505/HHO Full: Conversion and alteration of existing outbuilding to form ancillary accommodation, driveway and access at 18 Keighley Road, Colne for Mr C. Wood

RESOLVED

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

1. The proposed development would result in unacceptable harm to a non-designated heritage asset and would be contrary to policies ENV2 of the adopted Pendle Local Plan Part 1: Core Strategy, CNDP3 and CNDP4 of the Colne Neighbourhood Plan and Paragraph 216 of the National Planning Policy Framework.
2. The proposed development due to its scale, design and location would be highly prominent in the wider landscape and would have an unacceptable impact on the landscape and visual amenity of the area contrary to policies ENV1, ENV2 of the adopted Pendle Local Plan Part 1: Core Strategy, paragraph 135 of the National Planning Policy Framework and Design Principles Supplementary Planning Document.

25/0018/FUL Full: Demolition of outbuildings and the erection of a two-storey extension to the parish rooms with an access ramp including minor internal alterations

and improvements at Church Rooms, Saint Bartholomews Church, Church Street, Colne for Mrs M. Kroukamp

RESOLVED

That the Assistant Director, Planning, Building Control and Regulatory Services be delegated authority, in consultation with the Chair, to **grant consent** subject to receipt of amended plans removing the door from the east elevation, to be replaced by a window in keeping with the four currently proposed, and using the entrance proposed on the north elevation, with disabled access, as the main entrance.

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 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.

25/0035/OUT Outline (Major): Erection of 18 no. dwellings (Access Only) at land to the west of Sheridan Road, Sheridan Road, Colne for Richard Roberts (SPV 1) Ltd

The Assistant Director, Planning, Building Control and Regulatory Services submitted an update which reported receipt of additional plans of the proposed off-site highway works required by Lancashire County Council (LCC). LCC Highways had been reconsulted and their response was awaited. It was recommended that the approval of the application and changes to the conditions be delegated to the Assistant Director, Planning, Building Control and Regulatory Services subject to the receipt of LCC Highway's comments.

RESOLVED

That consideration of this planning application be **deferred** to allow for a site visit and further discussions with the applicant.

25/0027/FUL Full: Construction of a mortar filled stone wall (1.25m high) to replace existing dilapidated fencing, erection of new gate posts with improvements to the track at access track to Higher Standroyd, Bent Lane, Colne for Dr Mark Turner

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: 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:
PROPOSED GATES DESIGN, PROPOSED STONE WALL DESIGN, SITE PLAN AND SUPPORTING INFORMATION (14 Jan 2025)

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

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 planning appeals.

236. 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.

237. AREA COMMITTEE BUDGET 2024/25 AND 2025/26

The Head of Housing and Environmental Health reported that the current balance for the Committee's area committee budget for 2024/25 was £2,756.

The area committee budget for 2025/26 had been confirmed as £42,390.

The following bids were submitted for consideration –

- King George V access improvements - £4,750
- Foulridge tree maintenance - £1,000
- Drainage maintenance works on unadopted back streets - £2,500

RESOLVED

That –

- (1) £4,750 be allocated for King George V access improvements;
- (2) an allocation of £1,000 be made to Foulridge Parish Council for tree maintenance;
- (3) funding of up to £2,500 be allocated for drainage maintenance works on unadopted back streets in Colne and District, subject to the Committee being advised of where the works have taken place.

REASON

To allocate the Committee's budget effectively.

238. PREMISES IMPROVEMENT GRANT SCHEME – SUMMARY 2024/25

The Head of Economic Growth submitted a report which updated the Committee on the progress made on the Colne Premises Improvement Grant Scheme in 2024/25.

It was noted that, from the budget of £12,000, there had been one grant payment of £3,000. There were no outstanding enquiries or applications. In order to allow the programme to continue and fund future projects, a request was made for the remaining funding allocation of £9,000 to be carried forward to 2025/26.

The Committee was also asked to nominate a minimum of two members to the Grant Panel for 2025/26.

RESOLVED

- (1) That, of the remaining funding allocation from 2024/25, £6,000 be carried forward to 2025/26 and £3,000 be returned to the Committee's central area committee budget.
- (2) That Councillors S. Cockburn-Price and D. Lord be appointed to the Premises Improvement Grants Panel.

REASON

- (1) ***This will support two applications based on the maximum grant amount of £3,000 for each applicant. Further applications will be considered if necessary.***
- (2) ***To allow Members to make decisions that support the ongoing regeneration of Colne Town Centre.***

239. 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 Colne Youth Action Group (CYAG). This included information on the Group's ongoing activities; UK Shared Prosperity Funding; and its involvement in the Holiday Activities and Food (HAF) programme. It was noted that the HAF allocation was significantly less than in previous years.

240. LEVELLING UP FUNDED PROJECTS

An update on the Market Development was not available at the meeting.

241. COLNE BID

The Committee was advised that Councillor A. Sutcliffe had been appointed as the new Chairman of Colne BID. He advised that the recruitment process for a new BID manager was progressing slowly.

242. ITEMS FOR DISCUSSION

Play Streets

Further to the request at the last meeting, Members had been encouraged to listen to a Radio 4 feature about Play Streets in Leeds and to visit Leeds City Council website to view information on the Play Streets Scheme.

Members were invited to consider whether it would like a report on this topic to come to a future meeting, with a view to introducing a similar scheme in Colne, or in Pendle as a whole.

It was noted that some Members had not yet had the opportunity to listen to/view the information. In addition, further information was being sought from Leeds City Council. It was therefore suggested that any discussion be postponed to a future meeting.

RESOLVED

That consideration of this matter be deferred to a future meeting of this Committee.

REASON

To allow time for Members to listen to/view the information and for receipt of any further information from Leeds City Council.

243. OUTSTANDING ITEMS

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

- (a) Land to the Rear of Red Lane, Colne
- (b) Pigeons in Colne Town Centre
- (c) Colne Cemetery Chapel

244. 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.

245. 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.

246. LAND TO THE SOUTH OF DAISY STREET, COLNE

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

RESOLVED

That no further enforcement action be taken.

REASON

The activities on site are lawful.

247. NUISANCE VEHICLES

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

CHAIR _____