

**MINUTES OF A MEETING OF
WEST CRAVEN COMMITTEE
HELD AT THE RAINHALL CENTRE, BARNOLDSWICK
ON 6TH MAY 2025
PRESENT –**

Councillors

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

Police

PCSO G. Ingham

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

(Apologies were received from Cllr T. Whipp and H. Wright.)



The following people attended and spoke on the item indicated -

C. Smith	25/0136/FUL - Full: Change of use from a dwelling (Use Class C3) to a Children's care home (Use Class C2) for 1	Minute 8(a)
J. Honeyman	no. child at 28 Avon Drive, Barnoldswick	
G. Timmins		
N. Variyam-Harker		
S. Senior		
S. Carlos		
A. Brown		
S. Shorten	25/0146/Ful - Full: Change of use of lower ground floor from a domestic garage (Use Class C3) to a hair salon (Use Class E) and the replacement of existing roller shutter garage door to timber door with glazed side panels at 6 Castle View, Barnoldswick	Minute 8(a)

1. APPOINTMENT OF CHAIR

RESOLVED

That Councillor D. M. Whipp be appointed Chair for the municipal year 2025/26.

Councillor D. Whipp – In the Chair

2. APPOINTMENT OF VICE-CHAIR

RESOLVED

That Councillor M. Strickland be appointed Vice-Chair for the municipal year 2025/26.

3. APPOINTMENT OF CO-OPTES

RESOLVED

That all West Craven Parish and Town Councils be invited to nominate co-optes to the Committee for the municipal year 2025/26.

4. DECLARATIONS OF INTEREST

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

5. PUBLIC QUESTION TIME

There were no questions from members of the public.

6. MINUTES

RESOLVED

That the Minutes of the meeting held on 1st April 2025, be approved as a correct record.

7. POLICE AND COMMUNITY SAFETY ISSUES

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

Burglary – Residential	0
Burglary - Commercial	0
Burglary – Non-dwelling	0
Vehicle Crime	0
Assaults	34
Theft	11
Arson/Criminal Damage	10
All Recordable Crime	69
All Recordable Crime (year to date)	228

PCSO G. Ingham said that the crime figures were pretty low. There were no reported burglaries and a few thefts. He gave an update on actions being taken to address anti-social behaviour (ASB) in the town centre and the subsequent decline in the incidents of ASB being recorded. The Police were aware of the nuisance and danger caused by off-road bikes being used illegally on the road and on the canal tow path. He assured Members that attempts were being made to identify and deal with the offenders accordingly, in a safe manner.

Reference was made to an arson incident on King Street causing criminal damage. The Fire and Rescue Service were arranging to do some educational work at schools and it was agreed that a joint approach with representation from the Police worked best.

RESOLVED

- (1) That the priorities for neighbourhood policing going forward remain tackling ASB and illegal use of off-road bikes.

- (2) That PCSO G. Ingham liaise with the Fire and Rescue Service to provide some joint educational work in schools.
- (3) That, if possible, a commentary/action plan on police activity like the one provided by Sergeant C. Emmett at the 1st April meeting, be provided each month.

8. 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 –

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***

The Assistant Director Planning, Building Control and Regulatory Services reported that discussions were ongoing with the applicant and an extension of time had been agreed to allow these to continue.

RESOLVED

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

25/0059/FUL ***Full: (Major): Erection of 3 no. polytunnels and the siting of 2 no. shipping containers for mixed use as a Halloween Venue visitor farm and educational and agricultural use at Thornton Hall Farm, Skipton Road, Barnoldswick for Chris Harrison***

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:
 - Dwg 10 Site Plan
 - Dwg 01 Polytunnels Plans and Elevations Container Canopy
 - Dwg 02 Polytunnels Plans and Elevations Poly tunnel 1
 - Dwg 03 Polytunnels Plans and Elevations Poly tunnel 2
 - Dwg 05 Location Plan
- Reason:** For the avoidance of doubt and in the interests of proper planning.
2. 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.

3. Notwithstanding any indication on the approved plans and application form the development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:
- a. the exact location and species of all existing trees and other planting to be retained;
 - b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
 - c. an outline specification for ground preparation;
 - d. all proposed boundary treatments with supporting elevations and construction details;
 - e. all proposed hard landscape elements and pavings, including layout, materials and colours;
 - f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

4. No external lighting shall be installed on the application site, until a detailed External Lighting Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location, type, height, angle of illuminations, intensity and spread of all lighting columns or fittings, and their hours of operation. The external lighting shall be installed and operated in full accordance with the approved details and shall not be varied without the prior written approval of the Local Planning Authority.

Reason: To protect the rural character of the area and in the interest of residential amenity.

5. Amplified music or other entertainment noise shall be restricted to a maximum of 47db(a) (LAeq(15min)) between the hours of 0900 and 2300 on any day as measured at any boundary of the land owned by the applicant as shown edged red and blue on the submitted application plan. The noise output shall at all times be controlled by a volume-limiting device the type of which shall be agreed in writing with the local planning authority prior to any music or amplified entertainment noise occurring. Between the hours of 2300 and 0900 the following day the amplified music or other entertainment noise must not be audible within noise sensitive premises with windows open in a typical manner for ventilation.

Reason: In order to control the operation on site in the interests of the aural amenity of residents in the area.

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.

25/0106/FUL Full: Engineering works to facilitate installation of a new drainage infrastructure at Bankfield Shed, Skipton Road, Barnoldswick for Rolls Royce

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: Location Plan received 27/02/2025, 231116-KRD-XX-EX-DR-C-0500 Rev P04, 231116-KRD-XX-EX-DR-C-0505 Rev P01, 230726-KRD-XX-EX-DR-C-0002 Rev P01.

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

2. Unless otherwise approved in writing by the Local Planning Authority, within 12 months of the date of this permission spoil shall be removed from the site and the bund Luke's Mound shall be reprofiled in accordance with the approved plans and grass seeded.

Reason: In the interest of visual amenity.

3. The surface water drainage system hereby approved shall be installed and thereafter maintained in accordance with the submitted plans and details.

Reason: To ensure that off-site flood risk is not increased.

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 accords with Local Planning Policy and 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.

25/0120/HHO Erection of a front dormer to facilitate a loft conversion at 7 Fernbank Avenue, Barnoldswick for Mr Ariel Zarabaski

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:

7FA_PRATFP_12_24
7FA_PREL_12_24
7FA_PrEL_02_25 (Rev)
7 FA_PrFP_02_25 (Rev)

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. The proposed single side-facing bathroom window shall at all times be obscurely glazed to level 5 on the standard scale.

Reason: In order to protect the privacy and amenity of the occupants of those properties.

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.

25/0136/FUL Full: Change of use from a dwelling (Use Class C) to a Children's care home (Use Class C2) for 1 no. child at 28 Avon Drive, Barnoldswick for Murtaza Ahmed Hussain

(Before the decision was taken the Assistant Director Planning, Building Control and Regulatory Services advised that a decision to refuse the application 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.)

RECOMMENDATION

That planning permission be **refused** due to the change of use being inappropriate, and there being inadequate policing in the area.

25/0146/FUL

Full: Change of use of lower ground floor from a domestic garage (Use Class C3) to a hair salon (Use Class E) and the replacement of existing roller shutter garage door to timber door with glazed side panels at 6 Castle View, Barnoldswick for Mr Sid Shorten

RESOLVED

That planning permission be **deferred** to allow the applicant time to look at what could be possible under permitted development rather than through the formal planning process.

(b) Planning Appeals

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

9. ENFORCEMENT ACTION

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

RESOLVED

That the Assistant Director, Planning, Building Control and Regulatory Services be asked to find out the latest position on Land off Cob Lane and Old Stone Trough Lane, Kelbrook and email Councillors with an update.

10. AREA COMMITTEE BUDGET

The Acting Head of Economic Growth submitted a report on the Area Committee Budget for 2025/26. The allocation for 2025/26 was £31,490 and had been split by the electorate areas.

Members were asked to consider a bid from Operational Services seeking £1,000 for the provision of litter and dog waste bins in West Craven for 2025/26.

RESOLVED

That the bid from Operational Services seeking £1,000 for the provision of litter and dog waste bins be deferred to the next meeting.

REASON

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

11. TRAFFIC LIAISON MEETING

The minutes of the meeting of the Traffic Liaison Meeting held on 24th February were submitted for information. It was noted that there was no support for Skipton Road to be reclassified as a B road.

RESOLVED

That the Engineering Manager be asked to look again at the possibility of highway improvement works that could slow traffic down on Skipton Road, in both Barnoldswick and Earby, and to push for something to be done at this forum.

REASON

In the interests of highway safety.

12. 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. 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 £10,670.83 was being carried forward into 2025/26. Members were also asked to appoint two PIG Panel members.

RESOLVED

- (1) That £6,000 from the Barnoldswick allocation and £4,670.83 from the Earby allocation not spent in 2024/25 be carried over to 2025/26.
- (2) That Councillors C. Church, D. Hartley and D. Whipp be appointed as the Committee's Grant Panel members for the year.

REASON

- (1) ***To note the outcomes of the premises improvement grants scheme in 2024/25.***
- (2) ***To allow the premises improvement grant programme to continue for Barnoldswick and Earby in 2025/26. To allow for all existing approved grants to be given to businesses within a reasonable timeframe.***
- (3) ***To allow Grant Panel members to be decided by Members of the Committee and for them to make decisions that support the ongoing regeneration of Barnoldswick and Earby Town Centres.***

13. PROVISION OF LITTER/DOG WASTE BINS

An update was given on the provision of litter/dog waste bins in quarter 4 – 1st January to 30th March 2025 which was noted.

14. INSTALLATION OF A FLAGPOLE AT SALTERFORTH WAR MEMORIAL

Costings had been sought for a new flagpole at Salterforth War Memorial. It was estimated that the flagpole, flags and installation would cost over £3000.

RESOLVED

That this item be deferred to allow for further discussions with Salterforth Parish Council.

15. REPRESENTATIVES ON OUTSIDE BODIES 2025/26

Members were asked to consider the appointment of 2 representatives on the Earby and Salterforth Internal Drainage Board (IDB). However, Members were reminded that during the year, it had become apparent that Pendle Borough Council had 7 seats on the Earby & Salterforth IDB.

RESOLVED

That Councillors D. Whipp, S. Land, D. Hartley and T. Whipp be appointed onto the Earby and Salterforth Internal Drainage Board for 2025/26.

REASON

To ensure that the Council is represented on outside bodies.

16. SPRING MILL HOUSING DEVELOPMENT, EARBY

(Councillor D. Whipp declared a personal but non-pecuniary interest in this item as a Director of PEARL Together.)

The Acting Head of Economic Growth submitted an update on the Spring Mill housing development in Earby, which was being delivered by PEARL Together – a joint venture between Pendle Council, Barnfield Investment Properties and Together Housing. There were two separate parcels of land that required decisions on their future treatment and maintenance: the landscaped open space at the front of the site and the temporary compound area at the rear of the development. The Committee's views were sought on their future use and ownership.

It was noted that Earby Town Council had been consulted and confirmed that it did not wish to adopt or maintain the compound land or any proposed public open space.

RECOMMENDATION

- (1) That the Executive agree that the Council adopt the open space at the front of the Spring Mill housing development in Earby and manage the land as public open space following the completion of landscaping works.
- (2) That the Executive agree that the area at the back of the site being used under licence as a contractor's compound during construction remain in the ownership of the Council and it be planted up into a natural woodland and wetland area.
- (3) That the commuted sum proposed by the developer of £23,840, equivalent to 10 year's maintenance, be accepted.

REASON

To establish a clear approach to future ownership and maintenance of the land, and to ensure a coordinated design and delivery strategy for both the public open space and the former compound area.

17. 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.

18. OUTSTANDING ENFORCEMENTS

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

19. PROBLEM SITES

The Assistant Director Planning, Building Control and Regulatory Services submitted a report on problem sites in West Craven which was noted.

RESOLVED

That the empty properties discussed at the last meeting be added to the problem sites list.

REASON

In the interests of visual amenity and to try to bring empty properties back into use.

20. ENVIRONMENTAL ACTION – QUARTER 4

The Assistant Director Operational Services submitted a report on environmental action in West Craven which was noted. He highlighted the increased use of Section 80 notices being issued by the Council requiring a site to be tidied up so that action was taken against the offender rather than the landowner, which was having good results. Members had also been sent comparison figures for environmental crime activity between quarters.

Chair.....