

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

PRESENT –

Councillor D. Cockburn-Price (Chair)

Councillors

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

Co-optees

*R. Bucknell (Laneshaw Bridge Parish Council)
B. Hodgson (Trawden Forest 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 Councillor N. Butterworth and M. Thomas (Colne Town Council).)



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

Stephen Calvert 24/0863/FUL Full: Erection of an agricultural storage building at High Clough Farm, Skipton Old Road, Colne Minute No.215(a)

*John Turley Area Committee Budget 2024/25 Minute No.217
Philippa Osborne*

210. 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.220
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.

211. PUBLIC QUESTION TIME

There were no questions from members of the public.

212.

MINUTES

RESOLVED

That the Minutes of the meeting held on 6th February 2025 be approved as a correct record and signed by the Chair, subject to it being clarified that the reason for the refusal of funding for Hendly Court paving repairs at minute 195 was that the road is unadopted.

213.

PROGRESS REPORT

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

214.

COMMUNITY SAFETY ISSUES AND POLICE MATTERS

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

215.

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 -

24/0839/HHO Full: Erection of a two-storey side extension at Stone House, Dean Street, Trawden for Mr Robert Hartley

The Assistant Director, Planning, Building Control and Regulatory Services provided a verbal update which advised of a change to the recommendation. Members were advised of a condition attached to planning application 13/12/0190P which stated that the layout of the development should include provision to enable vehicles to enter and leave the highway in forward gear. As this condition could not be met, it was recommended that the application be refused.

RESOLVED

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

1. The site lacks sufficient internal space for vehicles to enter and exit in a forward gear, resulting in unsafe manoeuvring onto the highway. The proposed development would result in an unacceptable impact on highway safety and would be contrary to Policy ENV4 of the Local Plan: Part 1 Core Strategy; Policy 31 of the Pendle Replacement Local Plan; Policy 4 of the Trawden Forest Neighbourhood Plan; and Paragraph 115 of the National Planning Policy Framework.

24/0863/FUL Full: Erection of an agricultural storage building at High Clough Farm, Skipton Old Road, Colne for Mr S. Calvert

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:
A1.7 12Dec 2024; A1.5-Rev1; A1.4; A1.2

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

3. The external materials of the development shall be in accordance with the submitted plans and application forms and shall not be varied without the prior written approval of the Local Planning Authority.

Reason: In the interest of visual amenity.

4. Details of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works involved in the erection of the external walls of the building and the drainage shall be installed in accordance with the approved details prior to the first use of the building.

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

5. No ground clearance, demolition, or construction work shall commence until protective fencing of at least 1.25 metres high securely mounted on timber posts firmly driven into the ground 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 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.

Reason: To prevent trees from being damaged during building works.

6. 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.

7. Prior to any above ground works a detailed landscaping scheme must be 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 appropriate landscaping design and in the interests of the visual amenities of the area.

Biodiversity Net Gain Condition

8. 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

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.

24/0878/ADV Advertisement Consent: Display of internally illuminated 12m totem sign at Unit 2 Silk Way Business Park, Whitewalls Drive, Colne for Mr K. Ali

RESOLVED

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

1. The proposed development hereby permitted shall commence within three years from the date of this permission.

Reason: This condition is required under 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 shall be carried out in accordance with the following approved plans: **C-GS10511-01; 2/71; 29/71; 30/71; 31/71; 32/71; 33/71; 34/71; 35/71; 36/71; 37/71; 38/71 (19DEC 2024)**

Reason: To ensure clarity and proper planning, avoiding any deviation from the approved design.

3. No advertisement shall be displayed without the permission of the site owner or any other person with a legal interest in the land who is entitled to grant such permission.

Reason: This condition is imposed by the relevant regulations governing advertisement control.

4. No advertisement shall be positioned or displayed in a manner that:
 - a) Endangers individuals using the highway, railway, waterway, dock, harbour, or aerodrome (civil or military).
 - b) Obscures or hinders the interpretation of any traffic sign, railway signal, or navigational aid by water or air.
 - c) Interferes with the operation of any security or surveillance device or any equipment measuring vehicle speed.

Reason: This condition is imposed by the relevant regulations to ensure public safety and prevent obstructions.

5. Any advertisement displayed, as well as the site used for displaying advertisements, shall be maintained in a condition that preserves the visual amenity of the area.

Reason: This condition is imposed by the regulations to maintain the aesthetic quality of the surroundings.

6. Any structure or hoarding erected primarily for the purpose of displaying advertisements shall be maintained in a condition that does not pose a risk to public safety.

Reason: This condition is imposed by the regulations to ensure the safety of the public.

7. Where an advertisement is required to be removed under these regulations, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: This condition is imposed by the regulations to prevent hazards and maintain the appearance of the site.

8. The level of illuminance shall not exceed the limits specified in paragraph two of Schedule 3, Part II of the Town and Country Planning (Control of Advertisements) Regulations 1992.

Reason: To prevent glare, dazzle, or distractions for passing motorists, ensuring road safety.

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.

216. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

In a verbal update, Members were advised that an appeal had been received against the enforcement notice relating to Field 3226 at the junction with Reedymoor Lane, Whitemoor Road, Foulridge.

217. AREA COMMITTEE BUDGET 2024/25

The Head of Housing and Environmental Health reported that the current balance for the Committee's area committee budget for 2024/25 was £8,705.

Members were asked to consider a request to deallocate an underspend of £683 for Colne town centre litter bins and the following new bids –

- Footpath restoration, Phase 2, Lake Burwain, Colne - £1,000
- Fencing for enlarged nature reserve at Alkincoats Woodland Nature Reserve - £2,232
- Trawden Show Digital Transformation: Implementation of 'Showing Scene' software - £5,400 + VAT

The Chair reminded the Committee of the cap on budget slippage and the rule by which no more than one year's worth of budget can be rolled forward into future years. Members reported on a number of pending bids.

RESOLVED

(1) That –

- (i) £683 be deallocated from the Colne town centre litter bins scheme and the funds returned to the central pot;

- (ii) funding of £1,000 be allocated towards Phase 2 of the footpath restoration project at Lake Burwain, Colne;
 - (iii) £2,232 be awarded to Alkincoats Woodland Nature Reserve for the installation of new fencing to the enlarged reserve;
 - (iv) a contribution of £3,240 towards the implementation of 'Showing Scene' software for Trawden Agricultural Show be agreed.
- (2) That the Chair be delegated authority to make appropriate decisions on the area committee budget to enable the balance to be brought below the carry forward threshold.

REASON

The allocations made are an effective use of the Committee's budget. In agreeing the partial contribution to Trawden Agricultural Show, the applicant is encouraged to further negotiate on the contract where possible.

218. PROPOSED KEIGHLEY ROAD CONSERVATION AREA

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report on the proposed Keighley Road Conservation Area (CA).

It was reported that an appraisal had been undertaken by Growth Lancashire to assess the historic value of the area centred around Keighley Road, Colne. It had been determined that the area would qualify for designation and the proposal had been put out to public consultation. The comments received were attached at Appendix 1 to the report.

A map showing the area that had been consulted on was provided in the report. In addition, there were options for including a wider area that the consultants had advised could be designated.

There had been a request to remove one area due to the modern nature of the site, shown at appendix 2 of the report. It was recognised that the modern structure on the land made a negative impact on the proposed CA however, the land was in an area which was surrounded by land that was important to its significance and as such, was integral to the CA. It was therefore not recommended that it be excluded.

There had also been a request to include extra land, as shown at appendix 3. The consultant's view was that including an area extending to Carry Bridge and slightly beyond would dilute the importance and historic interest of the main areas and would detract from the importance of the remainder of the proposed CA. It was not recommended that the land be included.

Additionally, it was not recommended that Park County Primary School be included.

The Committee was asked to consider the extent of the CA and determine whether to recommend that the Executive proceed with the designation.

Members discussed the proposals in detail, setting out the reasons why it had been felt that the extra land as shown at appendix 3 should be included in the CA, and referencing the extent of the information sent to the consultants for consideration.

RESOLVED

- (1) That the Assistant Director, Planning, Building Control and Regulatory Services be requested to amend the appraisal to include the extra land as shown at appendix 3 to the report, and the Chair of this Committee be delegated authority to agree such amendments.
- (2) That, once agreed, the Executive be recommended to designate the Keighley Road Conservation Area and adopt the conservation area appraisal as amended.

REASON

- (1) ***It is the view of the Committee that the extension of the proposed conservation area would take into account the significance of the Drovers' Route along with listed buildings and structures and would not dilute the importance and historic interest of the main areas.***
- (2) ***In order to designate the area of special historic and architectural importance.***

219. WHEEL PARK, VIVARY WAY, COLNE

The Assistant Director, Operational Services submitted final drawings and designs for the Wheel Park, Vivary Way, Colne which had been produced following two public consultations.

It was reported that, over the next few months, the contractor would assist in the submission of a planning application. This would be subject to Biodiversity Net Gain assessment.

The funding scheme attached to the project was still being utilised for the professional fees incurred.

The Committee commented on the drawings and agreed that the design/layout of the Wheel Park was good. It was suggested that there could be a further seating area close to the pyramid but was accepted that this could be added later if felt necessary.

220. 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).

Councillor S. Cockburn-Price was pleased to report on a gift of the lease to a wood in Wycoller, along with £10k, from a charity that was winding up.

221. LEVELLING UP FUNDED PROJECTS

In a verbal update, the Chair advised that work on Colne Market Hall continued to proceed well and within agreed budget envelopes on the shell works, with the roof complete and the new cladding nearing completion. The next activities would be concentrated around the front of the building with the take down of the canopy and creating the new front elevation.

Internal designs were nearing completion and works would move inside as soon as the building was watertight. Proposals to change the use of the first floor from residential to employment -

potentially consisting of creative studio space – had been approved by the Executive at its February meeting. This approach had also been endorsed by the Ministry of Housing, Communities and Local Government (MHCLG).

Procurement for the operator would be live on public procurement portals within the next 2 weeks.

222. COLNE BID

Members were advised that the recruitment process for a new BID manager was well advanced.

223. ENVIRONMENTAL BLIGHT

The Head of Economic Growth reported that there were no existing environmental blight sites and no new sites had been put forward.

224. ITEMS FOR DISCUSSION

(a) Pigeons in Colne Town Centre

It was reported that pigeon nuisance in Colne Town Centre had been a persistent problem for over a decade. It remained a problem as people continued to feed the pigeons, despite being asked not to.

The Committee discussed various options that could be used to deal with the issue, some of which had been considered previously. These included taking enforcement action on those that feed the pigeons; pigeon proofing the building(s) on which they were roosting; getting a hawk for pigeon control; or culling the pigeons.

It was noted that the use of a hawk had not been possible previously, as permission to use the roof of the library for the falconer had been refused by Lancashire County Council (LCC). However, this was now being discussed again with LCC.

RESOLVED

That a request be made for an action plan to be developed to tackle the persistent problem of pigeon nuisance in Colne to include -

- (i) obtaining costings for culling the pigeons roosting on Tower Buildings and the taxi office near Primet Hill;
- (ii) pursuing, with LCC, the request to use the roof of the library for a falconer to allow for the use of a hawk for pigeon control;
- (iii) taking appropriate enforcement action on those feeding the pigeons.

(b) Play Streets

Members were given a brief outline of a Play Streets Scheme that was operating in Leeds. The Scheme was a free resident and community led initiative which enabled children to play freely and safely in the street close to their home. It allowed neighbours to apply to close their street to traffic (remaining open to the people that lived there) during organised play sessions.

Members were invited to consider whether further information should be sought on this topic, with a view to introducing a similar scheme in Colne, or in Pendle as a whole.

RESOLVED

That a website link to further information on the Play Streets Scheme be circulated to members of this Committee and they be encouraged to read/listen to the details in preparation for further discussion at the next meeting.

(c) Colne Cemetery Chapel

The Committee was advised by a Member that, following an enquiry about the potential lease of one of the Colne Cemetery Chapels, it had been explained that one of the Chapels was in need of roof repair work at an estimated cost of £40k. Members were concerned at this information, as any water ingress could cause damage to the historic building.

It was understood that previous enquiries had been made by the Town Council for the transfer of the building, but the proposal had been declined as the building generated an income for the Council.

Members were of the view that the building should be repaired, maintained and protected and felt that, whilst considering the asset management programme, options around asset transfer or repair should be looked at.

RESOLVED

That the Head of Resources be asked to provide, to this Committee, the income/expenditure generated by the Colne Cemetery Chapels in the last five years along with options around asset transfer or repair.

225.

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) King George V Playing Field

226.

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.

227.

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.

RESOLVED

- (1) That file ref. PLE/24/0365 remain on the list of outstanding enforcements.
- (2) That file ref. PLE/24/1493 be removed from the list.

REASON

- (1) *To allow for further monitoring.*
- (2) *No further monitoring required.*

228. PROBLEM SITES

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

A discussion was held on a number of sites on the list.

229. 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. It was noted that some of the vehicles were no longer causing a nuisance and could therefore be removed from the list.

CHAIR _____