

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 9TH OCTOBER 2025**

PRESENT –

Councillor D. Cockburn-Price (Chair)

Councillors

*M. Atkinson
A. Bell
N. Butterworth
S. Cockburn-Price
D. Lord
R. O'Connor
A. Sutcliffe*

Co-optees

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

Officers in attendance

<i>Neil Watson</i>	<i>Assistant Director, Planning, Building Control and Regulatory Services</i>
<i>Lynne Rowland</i>	<i>Committee Administrator</i>

(Apologies for absence were received from Councillor K. Salter.)



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

<i>Jo Steele Kathryn Richardson Graham Meloy</i>	<i>25/0328/FUL Full: Erection of 3 no. holiday lodges with associated parking at land at Whitemoor View, Red Lane, Colne</i>	<i>Minute No.121(a)</i>
<i>Ana Devesa</i>	<i>25/0404/HHO Full: Widen external kitchen door opening; insertion of bay window to bedroom 4; formation of timber post and beam canopy to West Elevation; replace North Elevation garage window with personnel door; alter materials of windows, doors, rainwater goods, roof tiles, fascia and soffit at Brynmoor, Skipton Road, Trawden.</i>	<i>Minute No.121(a)</i>
<i>John Rivett</i>	<i>Greenfield Road, Colne</i>	<i>Minute No.124</i>
<i>Philip Nuttall Shaun Juriansz</i>	<i>Barrowford Road Playing Fields</i>	<i>Minute No.130</i>

114. DECLARATION OF INTERESTS

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

Members' attention was also drawn to the requirements of the Council's Code of Conduct relating to the disclosure of Other Registrable Interests and Non-Registrable Interests.

The following persons declared a pecuniary interest in the item indicated –

Councillor D. Cockburn-Price
Councillor S. Cockburn-Price

Colne Youth Action Group

Minute No.126

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.

115. PUBLIC QUESTION TIME

A Colne resident referred to the works being carried out on Queen Street, Colne. There was concern at the proposal for double yellow lines and the loss of parking, particularly outside the church, which was attended by elderly parishioners, some of whom had restricted mobility. The Committee was asked if this could be taken into consideration.

It was explained that the works were part of a Lancashire County Council (LCC) project.

The Chair provided a quote from the LCC website which stated that - 'In response to residents' concerns we have altered the proposals for the Queen Street / Rigby Street junction area. We have removed the original proposals for double yellow lines and removed the tree planting'.

However, the Committee was advised that recent correspondence with a town councillor indicated that double yellow lines were still planned outside the church.

Councillor Sutcliffe agreed to make some enquiries with LCC and get back to the resident concerned.

116. MINUTES

RESOLVED

That the Minutes of the meeting held on 4th September 2025 be approved as a correct record and signed by the Chair.

117. LOCAL GOVERNMENT ACT, 1972

In accordance with the provisions of Section 100 (B)(4) of the Local Government Act, 1972, as amended, the Chair agreed that the following item should be considered as a matter of urgency, the ground being that it was in the public interest to feed into the consultation regarding the future of Favordale Care Home and Byron View day centre.

118. FAVORDALE CARE HOME AND BYRON VIEW DAY CENTRE

It was reported that LCC had announced a review of the Council's services for older people and that Favordale Care Home was one of five residential homes that had been identified as needing substantial capital investment to address critical safety and operational issues. In addition, Byron View Day Centre was one of five day centres that had been identified as being significantly underutilised.

It was noted that the matter had been discussed at LCC's Cabinet meeting earlier in the day, at which some members of this Committee were present. One of those Members advised that the review was based on wanting to bring the premises up to modern day standards and was not

around redundancies or moving residents. They advised that the review would be taken back to Cabinet in February 2026 and that there had been no decision as yet.

It was understood that correspondence in relation to the review had been misleading in that it talked of a shift of model, rather than maintenance, and had led to a belief that the care home was at risk of imminent closure.

Members reported that a public meeting had been held earlier in the week. From this Committee it was agreed that a set of questions could be put to LCC for response and Councillor S. Cockburn-Price presented several potential questions for consideration.

RESOLVED

That Lancashire County Council be asked to clarify the focus of the review and the potential questions considered at this meeting be put to LCC for response.

REASON

To gain a clear understanding of the purpose of the review and its implications and allow for an informed response to the consultation.

119. PROGRESS REPORT

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

120. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

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

121. 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 -

25/0328/FUL Full: Erection of 3 no. holiday lodges with associated parking at land at Whitemoor View, Red Lane, Colne for Mr Scott Edmondson

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: 1567-01 B, 1567-02C, 1567-03C, 1567-04.

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

3. No above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the holiday units hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure the materials are acceptable in the locality.

4. The holiday units hereby approved shall only be used for holiday letting only and shall not be used as permanent residential accommodation.

Reason: The layout and location are such that independent use would be contrary to the provisions of the adopted Pendle Local Plan.

5. No external lighting shall be installed unless in strict accordance with details to have been provided and approved in writing by the Local Planning Authority.

Reason: To prevent light pollution in the locality.

6. None of the units shall be occupied unless and until a drainage scheme for foul and surface and foul effluent disposal has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall also have been installed before any unit is used.

Reason: In order to control how foul and surface water is disposed of to prevent flooding and pollution of the environment.

7. Prior to the first use of any of the units hereby approved the car parking and access road to the car parking spaces shall be provided in its entirety in accordance with a specification to be approved in writing by the Local Planning Authority before the surfacing is undertaken. The car parking shall thereafter at all times remain solely for the use of the occupants of the units.

Reason: In order to provide adequate off-street parking in the interest of highway safety.

8. Upon the commencement of development of this planning permission planning application 13/15/0306P shall cease operating and shall at no time thereafter operate whilst this development is extant.

Reason: In order to prevent the increase use of a substandard access which would be inimical to highway safety.

9. 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.

Biodiversity: 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.

25/0404/HHO Full: Widen external kitchen door opening; insertion of bay window to bedroom 4; formation of timber post and beam canopy to West Elevation; replace North Elevation garage window with personnel door; alter materials of windows, doors, rainwater goods, roof tiles, fascia and soffit at Brynmoor, Skipton Road, Trawden for Mr & Mrs Nuno Vieira and Ana Devesa

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: ECO295-1.2.200 L, ECO295-1.2.201 F, ECO295-1.2.300 O, ECO295-1.2.200 D, ECO295-1.2.201 D, ECO295-1.2.202 H, ECO295-1.2.300 H, ECO295-1.2.100 C.

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.

(b) Planning appeals

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

In a verbal update the Chair reported that, since the publication of the report, the following appeals had been dismissed –

- Appeal against non-determination of outline planning permission for the erection of 18 no. dwellings (Access only) at land to the west of Sheridan Road, Colne.
- Appeal against refusal of planning permission for erection of an additional floor to existing garage to form 1 no. dwelling at land to the south of 117 Greenfield Road, Colne

122. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

123. AREA COMMITTEE BUDGET 2025/26

The Head of Housing and Environmental Health reported that the current balance for the Committee's area committee budget for 2025/26 was £23,871.

The following bid was submitted for consideration –

- Fountain Street/Zion Street, Colne – Blocking up - £2,376

It was reported that the land was being accessed by vehicles for anti-social behaviour purposes, causing significant damage to the grass and local aesthetics and posing a risk of injury to members of the public.

Although there was support for the application, Members felt that better use could be made of the land.

RESOLVED

That –

- (1) the piece of land between Fountain Street and Zion Street, Colne be considered for asset transfer and Colne Town Council be approached for their interest;
- (2) should an asset transfer to Colne Town Council be agreed, funding of £1,000 be allocated to the Town Council towards securing the site;

- (3) should the land remain in Council ownership, the funding bid for blocking up the site be further considered at a future meeting of this Committee.

REASON

To make better use of the land.

124. GREENFIELD ROAD, COLNE

The Head of Policy and Commissioning submitted a report which provided background to road safety and anti-social behaviour issues raised by residents in Greenfield Road, Colne and their proposals for improvement. The proposals included further limiting access by non-residents to the residential part of the road between Whitewalls Drive and Barrowford Road; larger speed bumps to restrict speed; and upgraded signage. It was felt that the situation had worsened significantly since the EG Garages development and was noted that an application for an additional fast-food outlet on the site had been received.

Indicative costs for the works proposed were provided in the report.

The Committee discussed the options put forward and were in general agreement that gates to fully enclose the residential area and laybys would negate the need for speed bumps. Members were willing to make a financial contribution towards the works, once agreed, and felt that EG Garages could also be approached for a contribution.

RESOLVED

- (1) That the residents be encouraged to keep a record of the road safety and anti-social behaviour issues taking place.
- (2) That £1,000 be earmarked for appropriate improvement works, once agreed.

REASON

- (1) To evidence the level of road safety and anti-social behaviour issues taking place.***
- (2) In support of improvement works to address the issues being encountered on Greenfield Road, Colne.***

125. PLAY STREETS IN COLNE

It was reported that, further to the decision at the last meeting of this Committee, it had been established that there was no requirement for public liability insurance to be in place for Play Streets. In line with national guidance and the involvement of other councils in Play Streets, Pendle Council's position was that insurance was recommended but not insisted upon.

The report of the Head of Policy and Commissioning considered at the last meeting was resubmitted for consideration. Members were reminded that the Council would support the Committee in delivering a Play Street in Colne subject to the Committee agreeing to meet all associated costs, along with owning the project and dealing with documentation.

Councillor S. Cockburn-Price volunteered to draft some documents for review at the next meeting.

RESOLVED

- (1) That Councillor S. Cockburn-Price be appointed to lead on the Play Street initiative on behalf of the Committee.
- (2) That the Committee agree to financially support the delivery of Play Streets in Colne.

REASON

Play Streets will help deliver on Pendle's Health and Wellbeing action plan, a priority theme being children and young people and physical activity.

126. 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.)

The Chair provided an update on the work and ongoing activities of Colne Youth Action Group (CYAG).

127. LEVELLING UP FUNDED PROJECTS

An update on progress with Colne Market Hall was submitted for information.

128. COLNE BID

It was reported that the post of Colne BID Manager was currently vacant and that recruitment to the post would begin shortly.

129. ITEM FOR DISCUSSION

(a) Revoking underused/poorly located taxi ranks

A Member reported that some of the taxi ranks and allocated parking spaces in Colne were no longer being used.

RESOLVED

That the Assistant Director, Planning, Building Control and Regulatory Services be asked to assess whether the taxi ranks and parking spaces in Stanley Street and Midgley Street car parks, Colne could be decommissioned and submit a report to a future meeting of this Committee.

REASON

To consider whether the taxi ranks and parking spaces were still required.

130. BARROWFORD ROAD PLAYING FIELDS

(The report on this item had been published as part exempt, with a copy of the S106 agreement to be taken at the exclusion of the public and press. On the advice of the Assistant Director, Planning, Building Control and Regulatory Services the Chair reported that the S106 agreement was publicly available and therefore could be taken at this point of the meeting.)

The Assistant Director, Operational Services, submitted a report for consideration.

It was reported that Barrowford Road Playing Fields were owned by East Lancashire Learning Group (ELLG) (formerly Nelson and Colne College) and were subject to a S106 agreement which allowed the fields to be used jointly with the College for the beneficial use of the local community. At the time of the S106 agreement being signed in 2011, the requirements were for two junior pitches that equated to 7x7, and one football pitch that equated to 9x9, for use by children 10 years old and under, with all maintenance to be funded by the College.

ELLG and Pendle Council had fielded criticisms in relation to the pitch maintenance regime not complying with the terms of the S106 agreement which had now been resolved. It had also been noted that all three pitches were currently operating outside of the terms of the S106 agreement, in that all three pitches were being used by youth teams of up to 14 years old. This was as a result in a change to demand and had not affected the maintenance costs.

However, as a result of reviewing the S106 agreement, ELLG had asked that the use of the pitches be strictly aligned to the terms of the S106 agreement, or there be an alteration to the current terms subject to a number of conditions, details of which were provided in the report. ELLG wished for any alternative arrangement to be paid for by Pendle Council.

Discussions had taken place with the College but, to date, no agreement had been reached.

RESOLVED

- (1) That the Council further negotiates with ELLG to amend the current S106 agreement to allow children over 10 years old to play on the pitches and the legal fees of ELLG for altering the agreement be covered by Pendle Council.
- (2) That the Council would not take on responsibility for all ongoing costs for the use of the pitches, which was the responsibility of ELLG.

REASON

Amending the agreement to allow children over 10 years old to play on the pitches allows the maximum benefit to the community and would have no impact on ELLG.

131. OUTSTANDING ITEMS

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

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

A request was made for an update on the Wheel Park, Vivary Way to be added to the list of outstanding items.

132. 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.

133. LAND TO THE REAR OF COTTONTREE LANE, COLNE

Members considered a report of the Head of Property Services, which recommended that land to the rear of Cottontree Lane, Colne be declared surplus.

RESOLVED

That Trawden Parish Council be consulted on the proposal to declare the land to the rear of Cottontree Lane, Colne, shown edged black on the plan attached to the report, surplus.

REASON.

For their interest.

134. 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.

135. NUISANCE VEHICLES

The Head of Policy and Commissioning submitted a report, for information, on nuisance vehicles in Colne and District. Progress on removing several vehicles and trailers was noted.

CHAIR _____