

**MINUTES OF A MEETING OF THE  
COLNE AND DISTRICT COMMITTEE  
HELD AT COLNE TOWN HALL  
ON 6<sup>TH</sup> NOVEMBER 2025**

*PRESENT –*

*Councillor D. Cockburn-Price (Chair)*

**Councillors**

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

**Co-optees**

*M. Thomas (Colne Town Council)  
R. Bucknell (Laneshaw Bridge Parish Council)  
A. Holmes (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>

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

<i>David Poole</i>	<i>25/0384/FUL Full: Erection of a mixed use retail (Use Class E(a)) and industrial processes (Use Class (E(g) (iii)) commercial building with associated cycle parking and creation of a bin store to the rear at Workshop, 2 Keighley Road, Colne</i>	<i>Minute No.141(a)</i>
<i>Alan Bedford Sharon Dale William Titley Carolyn Wormwell John Birchenough John Tarbox Gareth Rushton</i>	<i>25/0479/FUL Full: (Major): Formation of a 3G Artificial Grass Pitch (AGP) and hardstanding area to side of pitch, a long/triple jump facility and access footpath, siting of 1 no. storage container and erection of perimeter fencing, 6 no. floodlights, and sports hall extension at Park High School, Venables Avenue, Colne</i>	<i>Minute No.141(a)</i>
<i>Tony Davies</i>	<i>Area Committee Budget</i>	<i>Minute No.143</i>
<i>R. Carroll</i>	<i>Empty Properties</i>	<i>Minute No.148</i>

**136.**

**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 items indicated –

Councillor D. Cockburn-Price	25/0479/FUL Full: (Major):	Minute No.141(a)
Councillor S. Cockburn-Price	Formation of a 3G Artificial Grass	
A. Holmes (Trawden Forest	Pitch (AGP) and hardstanding area	
Parish Council)	to side of pitch, a long/triple jump	
	facility and access footpath, siting	
	of 1 no. storage container and	
	erection of perimeter fencing, 6 no.	
	floodlights, and sports hall	
	extension at Park High School,	
	Venables Avenue, Colne	

Councillor D. Cockburn-Price	Colne Youth Action Group	Minute No.150
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. However, the dispensation did not apply in the circumstances of a quasi-judicial consideration of a planning application.

#### **137. PUBLIC QUESTION TIME**

There were no questions from members of the public.

#### **138. MINUTES**

#### **RESOLVED**

That the Minutes of the meeting held on 9<sup>th</sup> October 2025 be approved as a correct record and signed by the Chair.

#### **139. PROGRESS REPORT**

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

It was noted that a response was still awaited from Lancashire County Council regarding the Committee's questions in relation to Favordale Care Home. Members asked that this be followed up and that County Councillor M. Atkinson be copied into the correspondence.

#### **140. COMMUNITY SAFETY ISSUES AND POLICE MATTERS**

The Chair provided a brief update following his attendance at the earlier Community Safety Partnership (CSP) meeting. Additional input was provided by the CSP Chair, Councillor A. Sutcliffe.

Reference was made to reported issues relating to a particular site on Derby Street, Colne and a request was made for this to be added to the Committee's list of problem sites.

141.

## 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 -

**25/0384/FUL Full: Erection of a mixed use retail (Use Class E(a)) and industrial processes (Use Class (E(g) (iii)) commercial building with associated cycle parking and creation of a bin store to the rear at Workshop, 2 Keighley Road, Colne for Mr William Richardson**

(An update had been circulated prior to the meeting which reported comments of the Highway Authority. The report advised that the Highway Authority did not object to the development subject to a range of conditions. These were provided in the update. The recommendation of refusal based on design remained the same however, there were no highway issues that could not be dealt with by condition.)

### RESOLVED

That consideration of this application be **deferred** to a future meeting of the Committee.

### REASON

***At the request of the applicant, to allow for amended plans to be considered.***

**25/0479/FUL Full: (Major): Formation of a 3G Artificial Grass Pitch (AGP) and hardstanding area to side of pitch, a long/triple jump facility and access footpath, siting of 1 no. storage container and erection of perimeter fencing, 6 no. floodlights, and sports hall extension at Park High School, Venables Avenue, Colne for Apex Collaborative Trust**

*(Councillors D. Cockburn-Price and S. Cockburn-Price and A. Holmes (Trawden Forest Parish Council) declared a pecuniary interest in this item. Councillors D. Cockburn-Price and S. Cockburn-Price withdrew from the meeting.)*

*Councillor A. Sutcliffe -Vice-Chair (in the Chair)*

(An update had been circulated prior to the meeting which reported the comments of Environmental Health in relation to noise and provided their proposals for the hours of operation. The Committee was advised that, yesterday, a response had been received from the developer, which was being considered. The recommendation remained that the approval of the application and any necessary conditions be delegated to the Assistant Director, Planning, Building Control and Regulatory Services.)

### RESOLVED

That consideration of this application be **deferred** to a future meeting.

### REASON

***To allow for further analysis of the lighting, long range views, noise assessment report, and***

***the surface materials.***

*Councillor D. Cockburn Price (In the Chair)*

**25/0556/FUL Full: Erection of 1 no. detached dwelling including fencing and associated landscaping works at Woodlyn, Barrowford Road, Colne for Mr Dalu Piliso**

**RESOLVED**

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

1. 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 design does not reflect the character of the environment in which it is situated and does not adhere to the parameters set out in the Colne Design Code adopted as part of the Colne Neighbourhood Development Plan. The development is therefore contrary to Policy CNDP 3 of the Colne Neighbourhood Development Plan and paragraph 139 of the National Planning Policy Framework.

**25/0567/VAR Variation of Condition: Vary Condition 2 (Plans) of Planning Permission 24/0314/VAR at 3 Greenfield House, Greenfield Road, Colne for Mr Dean Brown**

**RESOLVED**

That the Variation of Condition application be **granted** for the addition of a small single storey lean-to to the side of the northern plot subject to the retention of the chimneys to the front roof slopes and the following conditions –

1. The development must be begun not later than the expiration of three years beginning 09/07/2012.

**Reason:** In order to comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (As Amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: SL/2, 002, 003A (Proposed Site, Roof, Floor, Section and Elevation Plans), 003B. Notwithstanding Plan 003A the development shall not be occupied until chimneys have been installed as shown on plan 002 and they shall thereafter be retained.

**Reason:** For the avoidance of doubt and in the interests of proper planning and in order to ensure that the design of the buildings are compatible with the conservation area.

3. Unless otherwise agreed in writing by the Local Planning Authority the materials of the development shall be in strict accordance with the details approved under discharge of conditions refs: 13/12/0162C1 and 17/0719/CND.

**Reason:** In order that the Local Planning Authority can assess the materials in the interest of the visual amenity of the area.

4. Unless otherwise agreed in writing by the Local Planning Authority the rainwater goods of the development shall be in strict accordance with the details approved under discharge of conditions ref: 13/12/0162C1.

**Reason:** In order to ensure the design of the features of the building are acceptable.

5. The window openings shall be set back from the external face of the wall. The depth of reveal shall be at least 100mm.

**Reason:** To ensure the continuation of a satisfactory appearance to the development.

6. The windows in the north elevation of the development hereby permitted shall at all times be glazed only with obscure glass in accordance with the details approved by discharge of conditions ref: 13/12/0162C1, or Pilkington Level 4 (or equivalent) or above. Any replacement glazing shall be of an equal degree of obscurity to that which was first approved or Pilkington Level 4 (or equivalent) or above. The windows shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

**Reason:** To protect the privacy of the occupants of the adjacent dwelling.

7. Notwithstanding previously approved discharge of conditions a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of the extension hereby approved. The scheme shall provide for separate systems for foul and surface waters and be constructed and completed in accordance with the approved plans before the first dwelling is occupied.

**Reason:** To control foul and surface water flow disposal and prevent flooding.

8. The approved scheme Drawing No. 003A shall be implemented in its entirety 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.

9. No trees within the site shall be uprooted, felled, removed, lopped, topped, destroyed or in any way damaged until a landscaping scheme indicating the trees to be retained has been submitted to and approved in writing by the Local Planning Authority pursuant to Condition 8. The development shall be implemented in accordance with the approved details.

**Reason:** To protect the trees and ensure that future landscaping incorporates those specimens.

10. Before the development is occupied waste containers shall be provided in the bin storage area.

**Reason:** To ensure adequate provision for the storage and disposal of waste.

11. The development shall be carried out in accordance with the recommendations set out in the bat and barn owl survey received 18/04/2012.

**Reason:** To ensure protection of the habitat of birds.

12. All new or replacement window frames shall be of timber construction only and prior to the occupation of the dwellings shall be painted, not stained, and thereafter maintained in accordance with the details approved under conditions discharge 13/12/0162C1 or an alternative paint colour that has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure a satisfactory appearance to the development in the interest of the character and appearance of the Conservation Area.

13. Prior to its installation details of design, materials and finish of the garage door shall have been submitted to and approved in writing by the Local Planning Authority, unless otherwise approved that garage door shall be of timber construction, the door shall be installed and thereafter maintained in strict accordance with the approved details and any replacement door shall be in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development in the interest of the character and appearance of the Conservation Area.

14. Prior to the occupation of the dwellings hereby approved the parking and manoeuvring areas shall be laid out and surfaced in accordance with the approved plans, they shall thereafter at all times be maintained free from obstruction and available for car parking and turning purposes.

**Reason:** To ensure that vehicles can enter and leave the site in forward gear in the interest of highway safety.

15. Notwithstanding the provisions of Article 3 and parts 1 and 2 of the second Schedule of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development as specified in Classes A, B, C, E & F of Part 1 and Class B of Part 2 of Schedule 2 of that Order shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Part 1

A) no extensions shall be erected

B+C) no alterations to the roof of the building shall be carried out

E(a)) no buildings, enclosures, swimming or other pools shall be erected or constructed within the curtilage of the building(s)

E(b)) no containers for the storage of oil or gas for domestic heating purposes shall be installed within the curtilage of the building(s)

F) no hard surface shall be provided within the curtilage of the building(s)

Part 2

B) no means of access shall be constructed to the curtilage of the building(s)

**Reason:** To enable the Local Planning Authority to control any future development on the site in order to safeguard the character and appearance of the Conservation Area, amenity of the area and impacts on neighbouring 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 variation of condition is acceptable in all relevant regards. 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.

#### **142. 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 some of the cases on the list.

It was noted that the enforcement notice in relation to 61 Keighley Road, Colne had been complied with, therefore this could be removed from the list.

#### **143. AREA COMMITTEE BUDGET 2025/26**

The Head of Housing and Environmental Health submitted a report which advised Members on the Committee's 2025/26 area committee budget. The report advised of an underspend of £3.59 in relation to Scheme 91, Lord Street Forest School Garden and included the following bid for consideration –

- Pendle Veterans Parade Standard - £706.74 inc. VAT (submitted by Colne Veterans Breakfast Club)

It was explained that the Pendle Veterans Parade Standard was to replace the Colne Royal British Legion Standard which could no longer be used.

During discussion Members indicated that they were in support of match funding the Veterans Parade Standard but felt that it would be more appropriate for any funding request to be submitted via Colne Town Council as the applicant did not constitute an organisation.

A verbal update was provided on a number of the schemes detailed at appendix 1 to the report.

## **RESOLVED**

- (1) That the underspend of £3.59 in relation to Scheme 91, Lord Street Forest School Garden be de-allocated and the funds returned to the central allocation.
- (2) That the allocation of match funding for a Pendle Veterans Parade Standard be supported in

principle and Colne Veterans Breakfast Club be recommended to submit the funding bid via Colne Town Council.

**REASON**

***Colne Town Council is an established VAT registered organisation and is a more appropriate body for submission of the bid.***

**144. TOWN BOUNDARY SIGNS**

In response to a request from this Committee, Members were invited to review six mock town boundary sign images that had been developed based on the words and ideas agreed at previous meetings.

Members were reminded that Lancashire County Council (LCC) had previously advised that the proposed wording did not comply with the regulations so would not receive LCC approval.

It was therefore suggested that the Committee consider identifying locations off the highway, bearing in mind that planning permission may be required.

The Committee discussed the images and agreed that reference to the twinned towns should not be included, as this referred to Pendle as a whole, rather than Colne and, given the upcoming Local Government Reorganisation, may change in the near future.

It was also agreed that the line 'BONNIE COLNE ON TH'ILL' be amended to 'BONNIE COLNE UPON THE HILL'.

**RESOLVED**

That, subject to the deletion of any reference to the twinned towns and the amendment of the line 'BONNIE COLNE ON TH'ILL' to 'BONNIE COLNE UPON THE HILL', the proposals be submitted to Lancashire County Council for consideration.

**REASON**

***To allow for further consideration of the request to provide informative, intriguing and enhanced signage on the key gateways into the Town.***

**145. TRAFFIC LIAISON MEETING**

The minutes of the Traffic Liaison meeting held on 8<sup>th</sup> September 2025 were submitted for information.

Reference was made to the minutes of an earlier meeting in which it was reported that a consultation would be carried out regarding parking restrictions on the corner of Craven Street and Keighley Road, Colne. An update on the outcome of the consultation was requested.

Comments were also made with regard to minute 4.1 and 4.2.

It was noted that Colne BID had been consulted on a request for parking restrictions on a section of Albert Road, Colne as referred to at minute 4.1. The response had been low, but of those that had responded, the majority were not in support of the request.



It was suggested that the issues with vehicles parking on/beyond the bridge towards the reservoir at Colne Road, Barrowford as referred to at minute 4.2 could be addressed by erecting signage to the nearby car park. A funding request could be put to this Committee and/or Barrowford and Western Parishes Committee as appropriate.

#### **146. PLAY STREETS IN COLNE**

As agreed at the last meeting, Councillor S. Cockburn-Price was leading on the initiative to deliver a Play Street in Colne and had drafted the following documents for review by the Committee –

- An initial invitation for neighbours
- A risk assessment for volunteers
- An announcement that it is happening with Councillor contact details
- A waiver for volunteers to sign
- A Play Streets Kit Bundle

Members were reminded that, if pursued, the initiative was to be led and owned by the Committee, which included managing and coordinating, and identifying storage for the equipment. The Council could support in liaising with LCC on any road closures and consulting with residents living on the agreed Play Street and the neighbouring streets, to determine the extent of local support and engagement.

#### **RESOLVED**

That –

- (1) the Committee accepts that the initiative is to be led and owned by this Committee which includes managing and coordinating, and identifying storage for the equipment;
- (2) the documents, as submitted, be approved;
- (3) Councillor S. Cockburn-Price, as the Committee lead on Play Streets, contact the residents of those streets that have shown an initial interest;
- (4) in line with the agreed documents, the neighbour consultations be carried out by the residents concerned, and not the Council;
- (5) funding of up to £500 be allocated for the purchase of an appropriate number of Play Streets Kit Bundles.

#### **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.***

#### **147. COLNE CEMETERY CHAPEL**

The Head of Property and Engineering submitted a report which provided an update on Colne Cemetery Chapel.

Members were advised that it was planned to address urgent weatherproofing issues ahead of winter. The estimated cost was £5,250, with funding to be identified from existing repairs and maintenance budgets.

The estimate for full refurbishment was an additional c£135,900 and, due to budget constraints, these works were not being considered at this time.

Members were pleased to hear of the planned work and expressed their thanks to officers.

**148. EMPTY PROPERTIES**

The Head of Housing and Environmental Health submitted an update on unoccupied properties in the Colne and District area.

**149. PIGEONS IN COLNE TOWN CENTRE**

Further to the information provided to the August meeting on actions taken to deal with issues regarding pigeons in Colne town centre, the Head of Housing and Environmental Health provided a further update.

Members were advised that the only outstanding item had been a hole in the fascia outside the gym on Hartley Square and that this had now been repaired and pigeons could no longer access the eaves.

Visits to the problem areas identified had not noted any particular problems with large numbers of birds or faeces on pavements.

No further complaints had been received with respect to areas where pigeons were causing a nuisance.

Members were advised that, should it be felt that more work was necessary, the location of specific problem areas would need to be provided. As there was currently only one pest control officer in post, the amount of action that could be taken was limited. Members noted there were long-running issues around Tower Buildings and Primet Bridge.

**RESOLVED**

That Committee members consider surveying the residents of their wards, via social media, to establish if there is felt to be a problem with pigeons in the town and if so, where the problem areas are.

**REASON**

***To evidence, or otherwise, the potential need for further action and identify the areas of concern.***

**150. 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).

**151. LEVELLING UP FUNDED PROJECTS**

In a verbal update on progress with Colne Market Hall, the Committee was advised that the construction works were nearing completion and that a report on securing an operator for the market would be presented to the Council's Executive in November.

**152. COLNE BID**

It was reported that a new BID manager was now in post and would be in the town from Monday.

The BID was working on a project aligned with the re-opening of the market and was keen to link with the new operator, once appointed.

**153. PROVISION OF LITTER/DOG WASTE BINS**

The Assistant Director, Operational Services reported on the spend on litter/dog waste bins in Quarter 2 for the period July to September 2025.

**154. ITEM FOR DISCUSSION**

**(a) Land at Ruskin Avenue/Birtwistle Avenue, Colne (Poets' Estate)**

At the request of a member of the Committee, Members were asked to consider ideas for enhancing a patch of green land at Ruskin Avenue/Birtwistle Avenue, Colne (Poets' Estate). It was reported that the land was well maintained, with a path running through it, and had great views. Ideas included the planting of a couple of trees, a picnic bench/benches, and a community orchard.

It was noted that the land was owned by Together Housing and that the Committee member had previously raised the topic with them.

The Committee was in general support of the idea and asked that the most recent correspondence be forwarded to all members of the Committee. It was also agreed that this be shared with Newground Together, a member of the Together Housing Group, that may be willing to consult with the local community on the proposal.

**155. 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) Taxi ranks and parking spaces in Stanley Street and Midgley Street car parks
- (c) Wheel Park, Vivary Way, Colne

**156. 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.

**157. 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.

**158. PROBLEM SITES**

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

Members discussed a number of cases on the list and asked that one further site be added.

**RESOLVED**

- (1) That the Assistant Director, Planning, Building Control and Regulatory Services be requested to take the matter forward in relation to the building registered at file reference PLE/23/1484.
- (2) That the building registered at file reference PLE/24/1591 be removed from the list of problem sites.

**REASON**

- (1) *The building is still considered to be a problem site.*
- (2) *The building is no longer considered to be a problem site.*

**159. ENVIRONMENTAL CRIME**

The Assistant Director, Operational Services submitted a report on enforcement action taken between 1<sup>st</sup> July to 30<sup>th</sup> September 2025 within the Colne and District area and provided annual totals for 2025/26.

Members were concerned by the small number of Fixed Penalty Notices issued in relation to the amount of littering and dog fouling offences taking place.

**RESOLVED**

That the Assistant Director, Operational Services be advised of all the Councillors and co-optees of this Committee's wish to have more Fixed Penalty Notices issued in relation to the distressing amount of littering and dog fouling offences taking place and be asked for greater enforcement.

**REASON**

*Littering and dog fouling continue to be a problem in the Colne and District area. An increase in the number of Fixed Penalty Notices issued would act as a deterrent.*

**160.**

**EMPTY PROPERTIES**

Details of empty properties were submitted for information.

It was noted that one of the sites detailed had now been demolished and could therefore be removed from the list. A request was made for a further site to be added.

Members also asked that future reports include an addendum of blighted, but occupied properties, so that an area of focus could be identified.

**161.**

**NUISANCE VEHICLES**

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

It was noted that the vehicle listed as first being reported in December 2024 was no longer a nuisance and could therefore be removed from the list.

CHAIR \_\_\_\_\_