

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 4TH DECEMBER 2025**

PRESENT –

Councillor D. Cockburn-Price (Chair)

Councillors

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

Co-optees

*M. Thomas (Colne Town Council)
R. Bucknell (Laneshaw Bridge Parish Council)
S. Smith (Colne BID)*

(Apologies for absence were received from Councillors N. Butterworth and R. O'Connor.)

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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162. 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): Formation of a	Minute No.167(a)
Councillor S. Cockburn-Price	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	
Councillor D. Cockburn-Price	Colne Youth Action Group	Minute No.171
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.

163. PUBLIC QUESTION TIME

There were no questions from members of the public.

164. MINUTES

RESOLVED

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

165. PROGRESS REPORT

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

A verbal update was provided on this, and also on matters previously considered by the Committee as follows –

- Play Streets in Colne - following interest from residents, Belgrave Road, Colne would be the location for a pilot Play Streets Scheme.
- Pigeons in Colne Town Centre – a social media survey by one Waterside and Horsfield Ward Councillor had received approximately 80 responses indicating that the pigeons should be left alone, and one supporting the use of a hawk.
- Land at Ruskin Avenue/Birtwistle Avenue, Colne (Poets' Estate) – Together Housing had advised that there was a plan for a wildflower area to be sowed over this winter and, alongside this, the planting of some trees. They had been made aware of damage to saplings in other areas of Colne and the wish for local residents to be consulted.
- Colne Cemetery Chapel - the contractor was due on site on Friday to commence repairs. A completion timetable could not be provided until the repairs had started and the rainwater goods removed/checked. A Member also reported that a response was awaited from the Secretary of State in relation to potential listed building status for the cemetery buildings.

166. 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.

167. 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 -

25/0453/FUL Full: Erection of an agricultural shed with an extended access track into the agricultural field at the site for proposed agricultural building to the NE of 10-12 Hollin Hall, Hollin Hall, Trawden for Mr R. Barker

An update had been circulated prior to the meeting which advised of the receipt of two letters of representation since the publication of the report. These did not raise any additional issues which had not already been covered in the report. The recommendation to approve the application remained the same.

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: Location Plan, Site Plan 2002.1049.GA2C Rev B

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

3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the Proposed Elevation Plan.

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. Prior to the commencement of works involved in the installation of drainage a scheme for the disposal of surface water, details shall have been submitted to and approved in writing by the Local Planning Authority. The use of the building hereby approved shall not commence unless and until surface water drainage has been constructed and completed in accordance with the approved scheme.

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

5. There shall be no external lighting erected to illuminate the building hereby approved without the written approval of the Local Planning Authority.

Reason: In the interest of amenity.

6. No part of the development shall commence 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 obligation shall provide for 10% Biodiversity Net Gain and a contribution for monitoring of the Biodiversity Net Gain provision for a 30 year period.

Reason: To ensure the provision of biodiversity net gain.

BNG Conditions

1. The development may not be begun unless
 - a. a biodiversity gain plan has been submitted to the planning authority and
 - b. the planning authority has approved the planPhase 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 development would accord with Local Planning Policy and would be compliant with the guidance set out in the Framework. 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.

25/0479/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 declared a pecuniary interest in this item and withdrew from the meeting.)

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

An update had been circulated prior to the meeting which addressed comments relating to flood risk and advised of comments from Pendle Borough Council Environmental Health. It was reported that, considering the two conflicting noise reports, the Environmental Health department had commissioned an independent review. As a result of the conclusion of the review, additional noise survey data was required. In order to allow the applicant reasonable time to respond, it was recommended that the determination of the application be deferred.

RESOLVED

That consideration of the application be **deferred**.

REASON

To allow the applicant reasonable time to respond.

Councillor D. Cockburn Price (In the Chair)

(b) Planning appeals

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

In a verbal update, the Chair advised that, since the publication of the report, a new appeal had been received in relation to land to the west of Moss Houses, Moss Houses Road, Foulridge.

168. 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.

169. 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 £21,375.

The following bids were submitted for consideration –

- Portable Public Address System – St Mary's Church, Trawden - £340.39
- Handrail at Newtown Street, Colne - £8,000

It was noted that the price of the handrail was based on a rail in galvanised steel and painted black.

At the request of the Chair, the Assistant Director, Planning, Building Control and Regulatory Services provided an update on progress with the Keighley Road Conservation Area appraisal.

RESOLVED

- (1) That £340.39 be allocated to St Mary's Church, Trawden for the purchase of a portable public address system.
- (2) That the Head of Property and Engineering be asked to explore alternative options/materials from local suppliers for the provision of a handrail at Newtown Street, Colne and report back to a future meeting of this Committee.

REASON

- (1) *To improve the amplification of sound at village activities.*
- (2) *With a view to finding a suitable cheaper alternative.*

170. REVERSE THE USE OF THREE PARKING BAYS ON MIDGLEY STREET CAR PARK, COLNE BY A TAXI COMPANY

The Head of Property and Engineering submitted a report for Members to consider agreeing to restore three spaces on Midgley Street car park, currently rented to a taxi company, to long-stay parking bays.

Following surveys of all Pendle Council owned car parks it had been noted that Midgley Street car park was often full during the day, and the parking bays marked up for use by the taxi company were never used.

A recent change to the nearby Colne Lane car park, from long-stay to short-stay, meant that these bays were valuable as long-stay parking.

The taxi company had confirmed that business had declined since Covid, and the three spaces were no longer required, but asked if one space could be retained in case work picked up again.

The Committee was recommended not to agree to retain one space, as this could be reconsidered if/when the situation arose.

RESOLVED

That it be agreed that the three spaces on Midgley Street car park, currently rented to a taxi company, be restored to long-stay parking bays.

REASON

Restoring the three spaces on Midgley Street car park to long-stay parking will free up the short-stay parking bays on Colne Lane car park for visitors and shoppers, which will benefit Colne town centre visitor footfall.

171. 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 and Councillor S. Cockburn-Price provided an update on the work and ongoing activities of Colne Youth Action Group (CYAG). This included information relating to the Youth Hub; recruitment; activities and events; and involvement in the Christmas Holiday Activities and Food (HAF) programme.

172. LEVELLING UP FUNDED PROJECTS

In a verbal update on progress with Colne Market Hall, the Committee was advised that the shell works and basic fit out packages on site were nearing completion, with a final inspection planned for 10th December.

It was also reported that, at its November meeting, the Executive had agreed a package of support for the preferred operator. Negotiations with that operator remained ongoing, with the intention of reopening the market in spring 2026.

173. COLNE BID

The Committee welcomed Scott Smith, the new BID Manager, who provided an update on the work of Colne BID since his appointment. This included information on the recent Christmas light switch on and a big litter pick, involving local school children and staff, facilitated by Pendle Council, that had taken place beforehand.

He also reported that the regular run of events was planned for next year. This included a mini version of Winter in Bloom at the end of February, with an aim to bring back the full event in 2027. The BID was also actively looking to bring back the soap box event in 2027.

In addition, work was ongoing to get 'shop watch' back up and running; to revitalise Colne Collective; and to investigate an associate membership option.

The Chair added to the update by reporting that a small version of the Blues Festival was planned for the end of January, to overlap with the beer festival.

174. ENVIRONMENTAL BLIGHT

It was reported that there were currently no environmental blight sites in Colne and District.

175. 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) Wheel Park, Vivary Way, Colne
- (c) Land to the rear of Cottontree Lane, Colne – response of Trawden Forest Parish Council
- (d) Town Boundary Signs – response of LCC

176. 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.

177. 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.

178. NUISANCE VEHICLES

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

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

RESOLVED

That the vehicle first reported in November 2024 be removed from the list.

REASON

The vehicle is no longer causing a nuisance.

CHAIR _____