

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 8TH JANUARY 2026**

PRESENT -

Councillor D. Cockburn-Price (Chair)

Councillors

*M. Atkinson
S. Cockburn-Price
R O'Connor
K. Salter
A. Sutcliffe*

Co-optees

*R. Bucknell (Laneshaw Bridge Parish Council)
B. Hodgson (Trawden Forest Parish Council)
S. Smith (Colne BID)*

(Apologies for absence were received from Councillors N. Butterworth and D. Lord and M. Thomas (Colne Town Council).)

Officers in attendance

*Neil Watson
Lynne Rowland*

**Assistant Director, Planning, Building Control and Regulatory Services
Committee Administrator**

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

Richard Maudsley 25/0569/FUL Full: (Major): Erection of 11 no. Minute No.184(a)
dwellings with altered vehicular access and parking
at land off Laithe Street, Colne

John Turley Area Committee Budget 2025/26 Minute No. 186

179.

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 Colne Youth Action Group Minute No.190
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.

The following persons declared an Other Registrable Interest in the items indicated -

Councillor S. Cockburn Price (Director of PEARL)	25/0287/FUL Full: Change of use of the ground floor from commercial (Class E) to commercial (Class E) and events space (sui generis) with a drinking establishment (sui generis) and the first floor from residential apartments (Class C3) to office and studio spaces (Class E) including alterations to the external appearance at Market Hall, Market Street, Colne	Minute No.184(a)
Councillor S. Cockburn-Price Councillor A. Sutcliffe (Directors of Colne BID)	Colne BID	Minute No.191

180.

PUBLIC QUESTION TIME

There were no questions from members of the public.

181.

MINUTES

RESOLVED

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

182.

PROGRESS REPORT

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

In a verbal update, a Member reported that the response of the Secretary of State in relation to potential listed building status for the Colne Cemetery buildings was expected at the end of March 2026.

183.

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.

184.

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 -

25/0287/FUL Full: Change of use of the ground floor from commercial (Class E) to commercial (Class E) and events space (sui generis) with a drinking establishment (sui generis) and the first floor from residential apartments (Class C3) to office and studio spaces (Class E) including alterations to the external appearance at Market Hall, Market Street, Colne for PEARL 2 Ltd

(Councillor S. Cockburn-Price declared an Other Registrable Interest and withdrew from the meeting for this item.)

An update had been circulated prior to the meeting which reported receipt of site plans detailing the external works proposed within the site. 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:

- 21.211.02-CDP-00-DR-A-1002 P03 Site Plan
- 21.211.02-CDP-ZZ-DR-A-2004 P34 Ground Floor Structure Plan 1:50
- M 001.01 C2 Air Conditioning and Ventilation Systems
- 21.211.02-CDP-XX-DR-A-3002 C08 East and West Elevations
- 21.211.02-CDP-ZZ-DR-A-2009 P15 Proposed option 1
- 21.211.02-CDP-XX-DR-A-3001 C07 North and South Elevations
- 21.211_01_008 Rev A Location Plan
- E0937 D02C Colne market hall public realm Scheme plan
- E0937 D03A Colne market hall public realm Site strip and ducting plan

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

3. The external cladding to the upper floor of the building shall be the 'traditional textures zinc green metal solutions standing seam cladding' as installed on the building and there shall be no variation without the prior consent of the Local Planning Authority. All the other 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. Prior to first occupation of the development hereby approved a strategy for the car park shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the effective use of the car parking area.

5. Prior to first occupation of the development hereby approved secure, covered cycle storage shall be provided in accordance with a scheme to be approved by the Local Planning Authority and permanently maintained thereafter.

Reason: To ensure that the development supports sustainable forms of transport.

6. The proposed development hereby approved shall proceed in strict accordance with the Noise Impact Assessment ref: BA-25075-RP01 prepared by Benchmark Acoustics, submitted with the planning application and shall at all times be maintained and operated in compliance with the assessment including the recommendations set in sections 7.0 and 8.0 of the report.

Prior to first use of the development the pre-completion testing recommended under section 7.3 of the Noise Impact Assessment to verify the in-situ sound insulation performance of the building envelope shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard a satisfactory standard of amenity for neighbouring properties.

7. No customers shall remain on the premises outside the hours of 08:00 and 23:00 Monday to Friday inclusive and between the hours of 08:00 and 23:00 on Saturdays. On Sundays & Bank Holidays no customers shall remain on the premises outside of the hours of 09:00 and 23:00.

Reason: In the interest of residential amenity.

Informatics

All construction work shall be carried out only within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and no working Sundays and Bank holidays. Failure to work within these hours may result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter.

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.

25/0384/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 rear at Workshop, 2 Keighley Road, Colne for Mr William Richardson

An update had been circulated prior to the meeting which advised of an amendment to the original report, with references to poor design being removed. A full, amended report was submitted for consideration.

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: Amended elevation plan received on 13/11/25 with approval only of the top option labelled "Possible re-designed shop front", 01A, 02A excluding the shop front design, 03A and 04A.

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

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

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

4. The machinery to be used in the premises hereby permitted shall either be used and not be audible at the boundary of the site or if they are audible details of the sound insulation measures and equipment shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the machinery. The use of the machinery shall thereafter only be so used after any acoustic insulation measures that have been approved have been installed.

Reason: In order that the Local Planning Authority can control the use of the building in order to protect the amenity of nearby residential properties. No other means of enclosure other than in the location shown on the plans shall at any time be erected.

5. The rear yard area shall be set out strictly in accordance with the swept path diagram dated 28/03/2025. It shall remain available for delivery and parking for staff and for no other purposes whatsoever.

Reason: In order to ensure that loading vehicles can access the site for deliveries.

6. The bins for the site shall only be stored in the rear bin storage area except for the day of collection where they shall only be located in the bin collection area as shown on drawing 03A.

Reason: In order to ensure that bin storage does not detract from the street scene.

7. Prior to any above ground works details of the drainage for the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include an assessment of the proposed drainage of the site in accordance with the drainage hierarchy. The approved drainage shall be installed and in use prior to the first use of the building.

Reason: In order to ensure that the site is properly drained and to prevent flooding elsewhere.

25/0569/FUL Full (Major): Erection of 11 no. dwellings with altered vehicular access and parking at land off Laithe Street, Colne for Mr P. Gregson

An update had been circulated prior to the meeting which reported receipt of a proposed drainage strategy and updated site plans. The drainage strategy had been sent to the Lead Local Flood

Authority for further comment, and their response was awaited. The Highways Authority had reviewed the additional information and required some further clarification. The recommendation therefore remained to delegate grant consent, subject to a satisfactory outcome on highways and drainage issues.

RESOLVED

That the Assistant Director, Planning, Building Control and Regulatory Services be delegated authority, in consultation with the Chair, to **grant consent**, subject to a satisfactory outcome on highways and drainage issues and appropriate conditions.

(b) Planning appeals

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report on planning appeals. A verbal update was also given.

An update had been circulated prior to the meeting which included details of one further outstanding appeal.

185. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

186. 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 £21,035.

The following bid was submitted for consideration –

- Fencing/Tree Felling/Seeding – Alkincoats Woodland Nature Reserve - £2,300

In a verbal update, the Chair advised that quotes were being obtained for the Lidgett and Bents and Albert Road conservation area appraisals. It was noted that Growth Lancashire had previously carried out conservation area appraisals for the Council. However, the Committee would be willing to consider an alternative company for this new appraisal, especially if it would speed up the process.

RESOLVED

That £2,300 be allocated to Alkincoats Woodland Nature Reserve for fencing, tree felling and seeding.

REASON

To contribute towards the installation of fencing, removal of diseased ash trees and the creation of a hay meadow.

187.

**DISPOSAL OF CAR PARKING LAND
COLNE CRICKET AND BOWLING CLUB, BYRON ROAD, COLNE**

The Head of Property and Engineering submitted a report for Members to consider a request from the Trustees of Colne Cricket and Bowling Club for a transfer of the car parking land off Byron Road, Colne, currently tenanted by the Club, at nil consideration.

The report explained the reasons for the request and sought agreement from the Committee to recommend that the Executive declare the land surplus to requirements. Members were also asked to consider whether to do so at nil consideration, whether to seek the market value of the land or at a reduced consideration level.

It was noted that covenants could be included within the transfer restricting use to car parking for the Club only and to prevent any future sale for alternative uses. Members also questioned whether a further condition/covenant could be included stipulating that, should the Club cease to exist, the land be returned to Pendle Borough Council, or its successor, as appropriate.

RECOMMENDATION

- (1) That the Executive be recommended to declare the car parking land off Byron Road, Colne surplus to requirements for transfer to Colne Cricket and Bowling Club at nil consideration.
- (2) That a covenant be included within the transfer restricting use to car parking for the Club only and to prevent any future sale for alternative uses.
- (3) That, if permitted, a further condition/covenant be included stipulating that, should the Club cease to exist, the land be returned to Pendle Borough Council, or its successor, as appropriate.
- (4) That the Director of Resources be delegated authority to agree the terms and conditions of disposal.

REASON

A disposal of the land would allow the Club to invest and improve the ground's facilities and would remove a potential maintenance liability for the Council.

188.

PRIDE IN PLACE IMPACT FUND

Members were told of the Pride in Place Impact Fund - a new £1.5m programme of central government funding allocated to Pendle for use on capital projects in 2025/26 and 2026/27. At the Executive meeting on 17th December 2025, it was agreed to allocate funding of £558,287 for projects in Colne.

Members were asked to consider possible projects in Colne that could deliver and spend by 31st March 2027. It was noted that eligible activities must fall within one of three objectives -

- Spaces – The focus of this objective was buildings and indoor spaces.
- Public spaces – The focus of this objective was outdoor recreation spaces.
- High streets & town centre revitalisation – The focus of this objective was regenerating high streets and local shopping areas.

The Chair advised that a meeting was being held on Thursday 15th January to hear more about the scheme and discuss initial options and ideas.

189.

WHEEL PARK, VIVARY WAY, COLNE

In response to an update request from the Committee, the Assistant Director, Operational Services reported that consultants had carried out a Biodiversity Net Gain (BNG) survey and evaluation of the proposed wheel/skate park at Vivary Way, Colne. Following receipt of the associated report, which was expected early January, the Council would look to move forwards to a planning application.

190.

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).

191.

COLNE BID

(Councillors S. Cockburn-Price and A Sutcliffe declared an Other Registrable Interest and withdrew from the meeting for this item.)

Scott Smith, the BID Manager provided an update on the work of Colne BID. This included information on a Shopwatch scheme which allowed local businesses to communicate with the police and each other, aimed at reducing crimes such as shoplifting etc. It was noted that pubs were actively using the app., and it was to be rolled out more broadly.

He advised that the Town Council was considering a bid for UK Town of Culture, which was confirmed by the Chair.

The Committee was also reminded of the MiniBloom event, to be held on 28th February.

192.

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) Town Boundary Signs – response of LCC

193.

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.

194. LAND TO THE REAR OF COTTONTREE LANE, COLNE

Members considered a report of the Head of Property Services which recommended that a parcel of garden land to the rear of 189 Cottontree Lane, Colne be declared surplus and sold to the adjoining resident.

As requested by the Committee, Trawden Forest Parish Council had been consulted on the proposal and had no objections.

RECOMMENDATION

- (1) That the Executive be recommended to declare the garden land to the rear of 189 Cottontree Lane, Colne as shown edged black on the plan attached to the report, surplus to requirements.
- (2) That the Director of Resources be delegated authority to negotiate terms for the sale of the parcel of land to the resident of 189 Cottontree Lane, Colne.

REASON

- (1) ***There are no operational uses for the land by the Council. Disposal of the land would provide a continued wellbeing benefit to the resident in providing outdoor amenity space and long term security in their use of the land.***
- (2) ***To ensure the Council receives market value for the land and accords with best value.***

195. LAND AT MILL GREEN, WATERSIDE ROAD, COLNE

Members considered a report of the Head of Property Services, which sought agreement from the Committee to recommend that the Executive approve the disposal of the Council's Freehold interest in land at Mill Green, Waterside Road, Colne, as shown in the plan attached to the report.

Members reported that Colne Town Council had expressed an interest in the land as part of the asset transfer process.

RECOMMENDATION

That the Executive defer a decision on the disposal of the Council's Freehold interest in land at Mill Green, Waterside Road, Colne, as shown in the plan attached to the report, until the conclusion of the asset transfer discussions with Colne Town Council.

REASON

To ensure all information is considered.

196. 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. In the report it was proposed that two of the cases be removed from the list, one of which also featured on the list of problems sites, to be

considered at the next item. It was felt that both sites should continue to be monitored until fully resolved.

197.

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.

198.

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 and a request made for further cases to be added.

It was noted that the first vehicle on the list, first reported in November 2025, was no longer a nuisance and could therefore be removed from the list.

CHAIR _____