

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 5TH FEBRUARY 2026**

PRESENT –

Councillor D. Cockburn-Price (Chair)

Councillors

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

Co-optees

*A. Hustwit (Laneshaw Bridge Parish Council)
M. Thomas (Colne Town Council)
S. Smith (Colne BID)*

(Apologies for absence were received from Councillors A. Bell and R. O'Connor.)

Officers in attendance

*Neil Watson Assistant Director, Planning, Building Control and Regulatory Services
Lynne Rowland Committee Administrator*



199. 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. 210
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 on the grounds that it was in the interests of persons living in the authority's area.

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

Councillor S. Cockburn-Price	Colne BID	Minute No. 211
Councillor A. Sutcliffe (Directors of Colne BID)		

Councillors S. Cockburn-Price and A. Sutcliffe had each been granted a dispensation by the Council's Monitoring Officer to speak and vote on Colne BID matters on the grounds that it was in the interests of persons living in the authority's area.

200. PUBLIC QUESTION TIME

There were no questions from members of the public.

201. MINUTES

RESOLVED

That the Minutes of the meeting held on 8th January 2026 be approved as a correct record and signed by the Chair.

202. PROGRESS REPORT

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

In a verbal update, the Chair advised that further details had been sought from two interested parties in relation to the Lidgett and Bents and Albert Road conservation area appraisals.

In an update on a matter previously considered by the Committee, Councillor S. Cockburn-Price, the Committee's lead on Play Streets in Colne, advised that Belgrave Road, Colne was to be a pilot Play Street and may potentially involve the closure of only half the road. Work was underway and the consultation letter was being customised appropriately.

203. 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.

204. PLANNING APPLICATIONS

(a) Applications to be determined

The Assistant Director, Planning, Building Control and Regulatory Services submitted a report of the following planning application to be determined -

25/0829/FUL Full: Erection of 1 no. dwelling in existing garden area within the curtilage of the existing dwelling including new vehicular access at Wynstone, Barrowford Road, Colne for Mr Frank Belshaw

An update had been circulated prior to the meeting which reported the comments of Colne Town Council. The update also advised that an acceptable updated Tree Plan had been received. The recommendation to approve the application remained the same, with the addition of a condition regarding the Arboricultural Method Statement.

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: 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: Location Plan (1:1250), Proposed Site Plan 2025/FB/02 Rev A, Proposed Floor Plan 2025/FB/03 (received 12/01/2026), Proposed Elevation Plans 2025/FB/04, Tree Protection Plan 2025/FB/05 Rev A

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 application form and approved drawings and shall not be varied without the prior written permission 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 the commencement of development, a scheme of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

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

5. The access shall be installed as set out on the submitted plans with the exception of the existing walls which, except for the new opening, shall be retained in situ at their existing height. The provision of the access shall be the first works on site and the access shall thereafter be retained.

Reason: In order to ensure the site is served by an adequate means of access in the interests of highway safety.

6. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) The erection and maintenance of security hoarding
- v) Measures to control the emission of dust and dirt during construction
- vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
- vii) Details of working hours

Reason: To minimise the impact and disruption to highway users and in the interest of residential amenity

7. Notwithstanding any indication on the approved plans, forms or description of development, no railings shall be installed anywhere on the front wall of the development at any time.

Reason: The erection of railings would result in a design discordant with the design of other walls in the area which are key positive features of the locality.

8. The parking areas as set out on the submitted drawings shall be provided before the first occupation of the dwelling. They shall thereafter always remain available for the parking of domestic vehicles associated with the dwelling and the manoeuvring area(s) maintained free from obstruction for the lifetime of the development.

Reason: In order to ensure satisfactory levels of off-street parking and manoeuvring are achieved within the site to prevent parking on the highway to the detriment of highway safety.

9. The development hereby permitted shall not be commenced unless and 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:
- the exact location and species of all existing trees and other planting to be retained;
 - all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
 - an outline specification for ground preparation;
 - all proposed boundary treatments with supporting elevations and construction details;
 - all proposed hard landscape elements and pavings, including layout, materials and colours;
 - 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.

10. The development hereby approved shall be carried out in strict accordance with the Tree Protection Plan 2025/FB/05 Rev B which shall be installed prior to any other work in the Root Protection Area of any tree to be retained.

Reason: To protect the trees in the interest of the amenity of the area.

11. Unless approved in writing by the Local Planning Authority no ground clearance, demolition, or construction work shall commence until protective fencing, to BS 5837 : 2005 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. The fencing shall be located at least 1.00 metre beyond the protected area detailed in BS 5837. 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.

12. Prior to commencement of development, including any works to trees and the demolition of the boundary wall, the Arboricultural Method Statement Monitoring Form which was submitted as part of the Full Application shall be completed with all the relevant details and information required, submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out only in accordance with the approved method.

Reason: In order to protect the trees in the interests of amenity of the area.

13. Prior to first occupation of the approved development the parking and manoeuvring areas shown on the approved plans shall be provided and thereafter always remain available for the parking of vehicles associated with all dwellings on site and shall be kept free from obstructions in perpetuity.

Reason: In the interest of highway safety to ensure that satisfactory levels of parking and manoeuvring are provided within the site.

14. Prior to first occupation of the approved development an electric vehicle charging point shall be provided in accordance with a scheme to be approved by the Local Planning Authority. Charge points must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle currently available.

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

INFORMATIVES:

1. If during any stage of the development any miscellaneous substances, made ground or potentially contaminated ground that has not been previously identified and planned for in a report is uncovered, work in the area must stop immediately and the Environmental Health Department at the Borough of Pendle should be made aware. No work should continue until a contingency plan has been developed and agreed with the Local Planning Authority.
2. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (short form Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the construction of the access to an appropriate standard, radius kerbs, buff coloured, tactile paved dropped pedestrian crossings on both sides of the access. The applicant should contact the county council for further information by telephoning the Development Control Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

(b) Planning appeals

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

205. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

206. 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.

Members discussed the appendix to the report, which provided details of the current commitments. It was noted that there was currently £975 remaining in the budget for repainting, repairing or replacing street signs in the area (scheme 84). A significant number of street signs had recently been identified as being in need of repaint, repair or replacement and it was therefore expected that further funding would be required to carry out the necessary works. It was proposed that £3,000 be set aside for this purpose.

The following bid was submitted for consideration –

- Colne BID, Minibloom event - £1,000

Further to a request of this Committee at its December 2025 meeting, an estimate for the provision of a handrail at Newtown Street, Colne, in an alternative material to galvanised steel, had been sought.

Members were advised that the cost to provide a handrail in timber would be approximately £1,800 (£1,797.53).

RESOLVED

That –

- (1) a further £3,000 be allocated to scheme 84 to fund the repaint, repair or replacement of street signs in Colne, Trawden, Foulridge and Laneshaw Bridge as required;
- (2) £1,000 be awarded to Colne BID in support of the upcoming Minibloom event;
- (3) funding of £1,800 be allocated for the provision of a timber handrail at Newtown Street, Colne to improve safety for users of the footway.

REASON

The allocations made are an effective use of the Committee's budget.

207. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison Meeting held on 1st December 2025 were submitted for information.

Members commented on the information provided within the minutes and noted an inaccuracy in

relation to the operation of the car park at Ball Grove. This had been brought to the attention of appropriate officers.

208. COLNE TOWN CENTRE BUS SERVICE IMPROVEMENT PLAN SCHEME

The Committee received an update on the Colne Town Centre Bus Service Improvement Plan Scheme. The Scheme was part of Lancashire County Council's Bus Service Improvement Plan which was utilising funding from the Government and supporting Pendle Council's wider regeneration ambitions.

Phase one works, to upgrade Colne bus station, had begun on 19th January and was expected to take around 10 weeks.

Future phases would focus on improving traffic flow and pedestrian access around the station. Further updates would be provided as plans progressed.

209. EMPTY PROPERTIES

The Head of Housing and Environmental Health submitted, for information, a report on unoccupied properties in the Colne and District area.

210. 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). With regard to staffing, it was reported that a part-time youth worker had been appointed, a new trustee was going through the last stages of recruitment, and there had been an increase in the number of volunteers and staff with youth worker qualifications.

211. COLNE BID

(Councillors S. Cockburn-Price and A Sutcliffe declared an Other Registrable Interest in this item but had been granted a dispensation by the Council's Monitoring Officer to speak and vote on Colne BID matters.)

Scott Smith, the BID Manager provided an update on the work of Colne BID.

It was noted that work on the Shopwatch scheme was progressing and that there were plans to reintroduce meetings between businesses and the police.

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

212. PROVISION OF LITTER/DOG WASTE BINS

The Assistant Director, Operational Services reported on the spend on litter/dog waste bins in Quarter 3 for the period October to December 2025.

Comments were made regarding the dog bin at the end of Cookhouse Road, which was in need of

repair, and the need for a larger litter bin across from Lord Street School. Members agreed that they would report the issues directly to the officers concerned.

213. 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) Greenfield Road, Colne
- (c) Town Boundary Signs – response of LCC

214. 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.

215. 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.

216. LAND AT COLNE CEMETERY

The Head of Property and Engineering submitted a report which recommended that a strip of land at Colne Cemetery be declared surplus.

The reason for the request and a proposal for the future use of the land was detailed in the report.

RECOMMENDATION

That the Executive be advised that this Committee has no objections to the proposals as set out in the report, subject to appropriate materials being used in the construction of the proposed wall.

REASON

The sale of the land will generate a capital receipt and will relieve the Council of any future maintenance liability.

217. ENVIRONMENTAL CRIME

The Assistant Director, Operational Services submitted a report on enforcement action taken between 1st October to 31st December 2025 within the Colne and District area and provided annual totals for 2025/26.

The Committee was disappointed to see that only three Fixed Penalty Notices had been issued in

2025/26, none of which had been for dog fouling offences. As dog fouling continued to be a significant problem it was suggested that the Committee agree the purchase of a number of sprays, for use by Members and co-optees, to highlight any fouling within their ward/parish.

RESOLVED

That funding of up to £200 be allocated from the Committee's area committee budget for the purchase of appropriate sprays for use by Members and co-optees to highlight any dog fouling within their ward/parish.

REASON

To address the problem of dog fouling in the area.

218. EMPTY PROPERTIES

Details of empty properties were submitted for information.

219. 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.

CHAIR _____