

**MINUTES OF A MEETING OF THE
COLNE AND DISTRICT COMMITTEE
HELD AT COLNE TOWN HALL
ON 6TH AUGUST 2026**

PRESENT –

Councillor M. Atkinson (Chair)

Councillors

*D. Cockburn-Price
S. Cockburn-Price
D. Lord
N. McCollum
R. O'Connor
A. Sutcliffe
M. Waddington
A. Whitehead*

Co-optees

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

Officers in attendance

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

(Apologies for absence were received from K. Salter (Foulridge Parish Council).)

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

<i>Rebecca Bradbury</i>	<i>26/0185/FUL Full (Major): Erection of a</i>	<i>Minute No.71(a)</i>
<i>Phil Marsden</i>	<i>food retail unit (Use Class E) with associated</i>	
<i>Caroline Spencer-Palmer</i>	<i>access, car parking, servicing and landscaping</i>	
<i>Emma Hartley</i>	<i>at Unit 4, Silk Way Business Park, Whitewalls</i>	
	<i>Drive, Colne</i>	
 <i>Lucy Garnett</i>	 <i>26/0340/HHO Full: Erection of a three-storey</i>	 <i>Minute No.71(a)</i>
<i>Dec Rosier</i>	<i>rear extension, two storey side extension and</i>	
	<i>replacement dormer windows at High Lea, Hill</i>	
	<i>Top, Foulridge.</i>	

66.

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 person declared a Non-Registrable Interest in the item indicated for the reason stated –

Councillor M. Waddington	26/0340/HHO Full: Erection of a three-storey rear extension, two storey side extension and replacement dormer windows at High Lea, Hill Top, Foulridge	Knows the applicant	Minute No.71(a)
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67. PUBLIC QUESTION TIME

There were no questions from members of the public.

68. MINUTES

RESOLVED

That the Minutes of the meeting held on 9th July 2026 be approved as a correct record and signed by the Chair.

69. PROGRESS REPORT

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

Councillor David Cockburn-Price gave a verbal update on the Pride In Place Impact Fund following the decision of the Committee at the last meeting. The update included confirmation that the funding that had initially been allocated to the refurbishment and rebuilding of flower beds at King George V Playing Fields had now been put towards an expansion of the mural projects and street planters.

70. COMMUNITY SAFETY ISSUES AND POLICE MATTERS

Councillor A. Sutcliffe, the Chair of the Colne Community Safety Partnership (CSP) provided an update on community safety issues and police matters following his attendance at the earlier CSP meeting.

71. 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 -

26/0185/FUL Full (Major): Erection of a food retail unit (Use Class E) with associated access, car parking, servicing and landscaping at Unit 4, Silk Way Business Park, Whitewalls Drive, Colne for Monte Blackburn Ltd and Marks and Spencer PLC

An update had been circulated prior to the meeting which reported further comments from Environmental Health and the planning case officer. It was reported that the proposed development was now fully acceptable and therefore the recommendation had been changed to approval, subject to conditions.

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: 19.160.05-BA-00-DR-A-1002 Rev. P10, 19.160.05-BA-XX-DR-A-4001 Rev. P01, 19.160.05-BA-XX-DR-A-5001 Rev. PX, 19.160.06-2001 Rev. P02, 19.160.06-2001 Rev. P03, 19.160.06-3001 Rev. P03, 19.160.05-1014 Rev. P03.

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

3. Prior to the commencement of above ground works involved in the erection of the external walls of the development, samples of the external materials to be used in the walls of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved materials.

Reason: In the interest of visual amenity.

4. Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking and re-enacting that Order with or without modification) the use hereby approved shall be for retail use within Class E(a) of Schedule 2 of that Order only and for no other use falling within Class E, the principal use shall be for the sale of convenience goods, not more than 20% of the net sales area of the development hereby approved shall be used for the sale of comparison goods and the store shall at no time be subdivided into separate retail units.

Reason: To protect the vitality and viability of Colne and Nelson town centres.

5. No deliveries, collections, servicing, or waste collection activities involving HGVs shall take place outside the hours of 06:00 to 23:00 hours on any day.

Reason: To protect the amenity of nearby residential occupiers from noise disturbance.

6. Any vehicles regularly servicing the site shall utilise broadband (white noise) reversing alarms where fitted. Tonal reversing alarms shall not be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

7. Prior to the commencement of the use of the development hereby approved an acoustic fence with a minimum mass of 12kg/m² and 2.4m in height as detailed in Drawing No. 19.160.05-BA-XX-DR-A-4001 Rev P01 shall be erected and maintained at all times thereafter.

Reason: In order to ensure an acceptable level of privacy and aural amenity for the residents of the adjacent dwellings.

8. The external lighting of the development shall be installed and operated in accordance with the submitted External Lighting Impact Assessment (EPS, Revision 2, July 2026) and associated lighting layout drawings. No additional external lighting shall be installed without the prior written approval of the Local Planning Authority. All luminaires shall be fully shielded and directed away from sensitive receptors. Any replacement lighting shall be of an equivalent specification and shall not result in increased light spill, glare or upward light output.

Reason: In the interest of residential amenity.

9. No development shall take place unless and 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:

- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- Measures to control noise and vibration during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works
- Details of working hours
- Routing of delivery vehicles to/from site
- Restriction of burning on-site

Reason: To mitigate the impact of the construction traffic on the highway network and the impact of the development on residential amenity.

10. Within 3 months of commencement a scheme for the off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first trading of the development hereby approved.

- a. Two new quality bus stops on Whitewalls Drive.

Reason: To support sustainable travel.

11. Prior to the commencement of the use of the development hereby approved the secure and covered cycle storage shown on the approved plans shall be installed and maintained thereafter.

Reason: To support sustainable travel.

12. Prior to the commencement of the use of the development the drop of zone shall have been formed in accordance with the approved plans and covered seating shall installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter in accordance with the approved details.

Reason: To provide necessary facilities to support an aging population and other vulnerable users.

13. Prior to the commencement of the use of the development hereby approved the car parking and manoeuvring areas shall be constructed and marked out in accordance with the approved plans. Unless otherwise agreed in writing by the Local Planning Authority they shall thereafter at all times while the use is in operation be maintained free from obstruction and available for parking and manoeuvring.

Reason: To provide adequate car parking and turning.

14. Within 3 months of first trading a validation report for the signalised junction on Whitewalls Drive/site access, and a scheme for any measures identified to be necessary and timescales for the implementation of those measures shall have been submitted to and approved in writing by the Local Planning Authority, any measures identified shall thereafter be addressed in accordance with the approved scheme.

Reason: In the interest of highway safety.

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

16. No development shall commence in any phase until a detailed and final Surface Water Sustainable Drainage Strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based on the site-specific Flood Risk Assessment (Flood Risk Assessment and Drainage Strategy / 100.25133 -ACE -ZZ -ZZ -RP -C -000-1 / 9th February 2026 / Adept) and indicative Surface Water Sustainable Drainage Strategy (Flood Risk Assessment and Drainage Strategy / 100.25133 -ACE -ZZ -ZZ -RP -C -000 1 / 9th February 2026 / Adept), and shall demonstrate compliance with the principles and requirements of the National Planning Policy Framework, Planning Practice Guidance, and the latest published version of the National Standards for Sustainable Drainage Systems (or any successor Standards in force at the time of submission). It shall also demonstrate how sustainable drainage system features have been designed to deliver multifunctional benefits in relation to water quality, amenity, and biodiversity. Surface water and foul water drainage shall be drained on separate systems. No surface water runoff from the development shall be discharged to a foul sewer(s), either directly or indirectly. The strategy shall confirm and evidence the final allowable peak discharge rates and runoff volumes, following completion of all detailed design work and site investigations to confirm and refine early design assumptions. The submitted strategy shall include, as a minimum:

a) Sustainable drainage calculations for peak flow control and volume control for the following events:

- i. The 100% (1 in 1-year) annual exceedance probability event, including a 10% urban creep uplift factor
- ii. The 3.3% (1 in 30-year) annual exceedance probability event, including a 40% climate change allowance and a 10% urban creep uplift factor

- iii. The 1% (1 in 100-year) annual exceedance probability event, including a 50% climate change allowance and a 10% urban creep uplift factor

Calculations must cover the entire development area, including all existing and proposed surface water drainage systems up to and including the final discharge location(s).

b) Final sustainable drainage plans, appropriately labelled to include:

- i. Site plans showing all permeable and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant.
 - ii. Drainage layout plans showing all pipe and structure references, dimensions, and design levels, including all existing and proposed surface water drainage systems up to and including the final discharge location.
 - iii. Details of all sustainable drainage features, including landscape drawings showing topography and slope gradients.
 - iv. Site plans showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) annual exceedance probability event, or due to a blockage. The strategy shall demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls.
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels. The strategy shall confirm that FFLs have been set to provide a minimum 150mm freeboard above adjacent ground levels.
 - vi. Final details of proposals to manage surface water runoff to and from the development boundary, including measures to manage surface water runoff from adjacent land that could flow onto the site during storm events, and to ensure runoff leaving the site does not occur in an uncontrolled manner.
 - vii. Measures to manage the quality of the surface water runoff to prevent pollution and, protect groundwater and surface water bodies. The strategy shall include a robust water quality risk assessment, proportionate to the pollution hazard and sensitivity of receiving waters, and shall inform the design of an appropriate SuDS management train.
 - viii. Measures to manage the first 5mm of rainfall to prevent runoff from the site for the majority of small (frequent) rainfall events and for the initial depth of rainfall for larger events.
- c) Evidence that a free-flowing outfall can be achieved. Where this is not possible, the strategy shall demonstrate that the drainage system has been assessed for performance under surcharged outfall conditions and will continue to function without increasing flood risk.

The sustainable drainage strategy shall be fully implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided.

- 17. No development shall commence in any phase until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail how surface water and stormwater will be managed on site during all construction activities, including demolition, site clearance, earthworks, and temporary drainage installation, to prevent uncontrolled runoff and pollution. The submitted details shall include, as a minimum:

- a) A timetable for implementation of any surface water management proposals;
- b) A method statement of the surface water management proposals for each construction phase, including temporary drainage arrangements and contingency measures for extreme weather events;
- c) Evidence of how surface water flows will be discharged, demonstrating that discharge rates will be restricted to no greater than the equivalent greenfield runoff rate.
- d) Measures to prevent siltation and pollutants from entering any receiving groundwater and/or surface water bodies, including watercourses, with reference to published guidance.
- e) A site plan of the proposed surface water management proposals and pollution prevention measures, including locations of temporary drainage features, bunds, silt fences, settlement tanks, and spill response equipment;

The plan shall be implemented in full and thereafter managed and maintained in accordance with the approved plan for the duration of the construction works.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during all construction phases, so that it does not pose an undue surface water flood risk on-site or elsewhere, and to prevent pollution of receiving waters.

18. The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, as a minimum:

- a) A timetable for its implementation
- b) Site-specific details of the operation, maintenance, and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as pumps and proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body
- c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance of each surface water drainage system feature throughout the lifetime of the development
- d) Details of financial management, including arrangements for the replacement of major components at the end of the manufacturer's recommended design life
- e) Instructions on necessary steps to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency
- f) Details of land ownership and access rights for all parts of the surface water drainage system, including watercourses, sustainable drainage system features, and associated easements required for inspection and maintenance.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system provided as part of the development have appropriate maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

19. The commencement of use of the development shall not be permitted until a site-specific Verification Report, pertaining to the surface water sustainable drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report shall include, as a minimum:

- a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details any minor variations, with evidence demonstrating that the system remains fit for purpose and compliant with the approved surface water drainage strategy
- b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates
- c) As-built drawings of the constructed drainage system, including all SuDS features, pipework, control structures, and discharge points, with levels and dimensions clearly annotated.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems.

20. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 100.25133 ACE-ZZ-ZZ-D-C-1000, Rev P1 - Dated 09/02/2026 which was prepared by ADEPT.

Reason: For the avoidance of doubt surface water must drain at the restricted rate of 3.5 l/s unless otherwise approved in writing by the Local Planning Authority.

21. Prior to the commencement of the use of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

22. The development hereby approved shall be carried out in strict accordance with the Arboricultural Impact Assessment prepared by JCA Limited Arboricultural & Ecological Consultants, Ref: 23577-A/DP.

Reason: To ensure the protection and retention of trees in the interests of the visual amenity of the area.

23. Prior to the commencement of development, details of tree protection measures, including protective fencing in accordance with BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations, shall be submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be installed before any works commence on site and retained for the duration of the construction period.

Reason: To safeguard retained trees during construction works in the interests of the amenity of the area.

24. Prior to the commencement of the use details of the timing of the illumination of the external lights shall have been submitted to and approved in writing by the Local Planning Authority. The timing of the illumination of the external lights shall thereafter strictly accord with the approved details.

Reason: To control and minimise light pollution.

25. The development shall be carried out and thereafter maintained in accordance with the recommendations of the submitted Preliminary Ecological Appraisal V3 February 2026.

Reason: To ensure that ecology is preserved or enhanced by the development.

26. The submitted landscaping scheme (Drawing No. 01) 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 and that felled trees are adequately replaced.

27. The landscaped areas of the site shall at all times be managed and maintained in accordance with the submitted Landscape Management Plan or an alternative Landscape Management Plan that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the landscaped areas of the site are acceptably management and maintained in the interest of visual amenity.

28. Unless otherwise approved in writing by the Local Planning Authority, 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. Unless otherwise approved the said obligation shall provide for provision and monitoring of 10% Biodiversity Net Gain over a 30-year period.

Reason: To ensure that the proposed development makes provision for 10% Biodiversity Net Gain and that this can be monitored for a period no less than 30 years following completion of the development.

Biodiversity Net Gain Condition:

1. (a) 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

Notes:

Where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner. Developers should:

- Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

Appropriate Legal Agreement The proposed outfall may require a legal agreement with a third party to access and construct the outfall, in addition to any permissions from flood risk management authorities. Evidence of an in-principle agreement should be submitted to the Local Planning Authority.

Permeable Paving Where permeable paving is included in the hydrological calculations of a development proposal, the Local Planning Authority is advised to consider the removal of permitted development rights for permeable paving. If permitted development rights are not removed for permeable paving on privately owned land, the Lead Local Flood Authority may consider the need to designate such areas under Schedule 1 of the Flood and Water Management Act 2010. The District Council, as a flood risk management authority, also has these designation powers.

The applicant is reminded that this planning permission does not authorise access to, or works upon, land outside of their ownership without the prior permission of the relevant landowner.

26/0340/HHO Full: Erection of a three storey rear extension, two storey side extension and replacement dormer windows at High Lea, Hill Top, Foulridge for Mr Nathan Hugill

(Councillor M. Waddington declared a Non-Registrable Interest in this item. He withdrew from the meeting and did not speak or participate in any discussion or vote on the matter.)

An update had been circulated prior to the meeting which advised that, following publication of the committee report, concerns had been raised by a member of the public regarding the accuracy of the submitted plans. This had been queried and updated plans had been submitted that showed that the side elevations of the dwellings at High Lea and Ridgeway were oriented at an angle to each other and not truly parallel to each other as was depicted in the original plans. The assessment of the updated plans had resulted in an amendment to the residential amenity section of the report, details of which were provided. The recommendation to approve the application remained the same.

RESOLVED

That, subject to confirmation and being satisfied that the plans/measurements of the relationship

with the neighbouring property Ridgeway, as detailed in the submitted updated plans, are accurate, planning permission be **granted** subject to the following conditions. Should the plans be inaccurate, the matter be referred back to this Committee.

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:

- ADM/23/13/04 Location Plan
- ADM/23/13/02B Proposed Site Layout
- ADM/23/13/01 Rev D Amended Design & Layout

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

3. Notwithstanding any indication on the approved plans and application form, prior to any external works commencing, samples of all the external materials and finishes to be used on the elevations and roof shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter times be carried out in strict accordance with the approved materials.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area and character and appearance of the area.

4. The dormer windows on the northwest side elevation of the development hereby permitted shall at all times be fitted with obscure glazing to at least level 4 or above unless otherwise agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree or above. The window shall be hung in such a way as to prevent the effect of the obscure glazing being negated by way of opening.

Reason: To ensure an adequate level of privacy to adjacent residential properties.

5. Prior to the first use of the development, a fixed opaque privacy screen shall be installed along the northwestern edge of the raised patio in accordance with approved Dwg. ADM/23/13/01 Rev D. The screen shall be a minimum of 1.8 metres in height measured from the finished floor level of the patio and shall thereafter be retained and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an adequate level of privacy to adjacent residential properties.

Informatives

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.

26/0406/FUL Full: Erection of an annex at Haggate Gate Farm, Burnley Road, Colne for Mr Josh Lownsborough

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 A104, Proposed Floor Plans A101, Proposed elevation Plans A102.

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

3. Samples of materials including descriptions shall be submitted to the Local Planning Authority for written approval prior to commencement of work on the site. The development shall be carried out using only the agreed materials.

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

4. The annex hereby approved shall only be used ancillary to the enjoyment of the existing dwelling and shall not be used as independent residential accommodation.

Reason: To avoid the creation of separate dwellings which may be sub-standard in terms of parking provision and residential amenity.

5. The first floor side elevation window (serving the bedroom) of the development hereby permitted shall at all times be fitted with obscure glazing to at least level 4 or above unless otherwise agreed in writing by the Local Planning Authority. Any replacement glazing shall be of an equal degree or above. The window shall be hung in such a way as to prevent the effect of the obscure glazing being negated by way of opening.

Reason: To ensure an adequate level of privacy to adjacent residential properties.

6. All construction activities, including the movement of vehicles, plant, and machinery, together with the storage of materials, shall be kept strictly outside the Root Protection Area (RPA) of the Willow tree for the duration of the development.

Reason: In order to protect the tree during the construction phase of development.

7. Fencing to the north eastern boundary (with Briercliffe Avenue) should be maintained at a height no less than 1.8m for the lifetime of the development.

Reason: In order to protect neighbouring amenity.

(b) Planning appeals

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

72. ENFORCEMENT/UNAUTHORISED USES

Enforcement Action

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

73. AREA COMMITTEE BUDGET 2026/27

The Head of Housing and Environmental Health submitted a report which advised Members on the Committee's 2026/27 area committee budget.

The following new bids were submitted for consideration –

- Pendle Veterans Parade Standard - £459.60
- Police Targeting Speeding - £10,000

RESOLVED

That –

- (1) £459.60 be awarded to Colne Veterans Breakfast Club towards the purchase of a parade standard;
- (2) £10,000 be allocated to support the funding of additional police deployments to tackle speeding/racing/anti-social driving.

REASON

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

74. LEGACY FUND

The Head of Housing and Environmental Health submitted a report which advised Members on the Committee's Legacy Fund. Appended to the report was a detailed breakdown of the current commitments and a copy of a bidding form for organisations to use when submitting applications for funding.

Commitments included a total of £10,000 which had been used to create ten funds of £1,000 each, to be awarded to local charities, as agreed at the April meeting of this Committee. The ten funds remained unallocated to date.

The following bids were submitted for consideration –

- Trawden Man Shed – Insulation - £1,000
- Foulridge Gates – St Michael and All Angels Church - £1,000
- Street Piano – Colne Market Hall - £1,000

RESOLVED

That

- (1) the remit of the ten funds of £1,000 each be widened to include charities and any Colne area group with a community purpose;
- (2) Trawden Man Shed be awarded one pot of £1,000 towards works to improve the insulation at the workspace, as detailed in the submitted bid;
- (3) consideration of the following bids be deferred –
 - Foulridge Gates – St Michael and All Angels Church
 - Street Piano – Colne Market Hall

REASON

To ensure that the funding is available to a wider range of local organisations delivering community benefit in the Colne area; to support Trawden Man Shed with improvements that will make its workspace warmer, more usable and sustainable; and to allow further information and consideration to be given to the deferred bids before any funding decisions are made.

75. COLNE TOWN CENTRE BUS SERVICE IMPROVEMENT PLAN SCHEME

An update on the Colne Town Centre Bus Service Improvement Plan Scheme had been circulated prior to the meeting. 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.

76. TRAFFIC LIAISON MEETING

The minutes of the Traffic Liaison meeting held on 2nd June 2026 were submitted for information.

77. VACANT PROPERTIES

The Head of Housing and Environmental Health submitted a report which advised on the position regarding vacant houses in Colne and District.

It was noted that, at previous meetings of the Committee, details of long term empty properties, by ward, had been provided and considered at the exclusion of the public and press.

Members asked that this information be provided alongside the vacant properties report at future meetings.

78. PROVISION OF LITTER/DOG WASTE BINS

The Assistant Director, Operational Services reported on the spend on litter/dog waste bins in Quarter 1 for the period 1st April to 30th June 2026.

79. 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

80. 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.

81. 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 and updates requested on a number of cases on the list.

RESOLVED

That the Assistant Director, Planning, Building Control and Regulatory Services be authorised and instructed to serve a S215 Notice in relation to case reference PLE/26/0263.

82. ENVIRONMENTAL CRIME

The Assistant Director, Operational Services submitted a report which informed Members of the enforcement actions taken during Quarter 1 within Colne and District.

83. NUISANCE VEHICLES

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

A request was made for a number of additional vehicles to be added to the list.

CHAIR _____